General Notes

Dimensions provided shall take preference over scale. Contractor to verify all dimensions of Building Designer and Consultants drawings prior to work commencement. Any discrepancies are to be reported immediately. Any notes elsewhere on the plans prior to any alterations or modifications of plans or details on site, Contractor(s), tradesperson(s). or homeowner(s) must contact the Building Designer to confirm Building Code requirements and to maintain accuracy and completeness of the plans.

All references to the "British Columbia Building Code" (B.C.B.C.) are its current edition or published revision thereto, as approved by ministerial order by the Province of British Columbia. Any reference to a dated edition or revision is to be assumed for the "Building Code", the rules and customs of best trade practice for crews to adequately supervise.

Surveyor and/or Contractor to confirm all aspects of siting and placement of structure on lot. Designer not responsible for placement. In the event that the proposed new or existing structure does not conform to the requirements of the B.C. Building Code an engineer(s) may be necessary and such services are for the owner's account.

All materials to be of best quality, complying with the applicable sections of the current C.S.A., C.G.S.B. and B.C.B.C. standards. All materials shall be used strictly according to manufacturers printed directions, where not inconsistent with this specification; no dilution permitted except where specified.

B.C.B.C. 9.23.13. and to be designed by structural engineer unless noted elsewhere. Structural Engineering and truss manufacturers drawings to take precedence over structural design stated within.

AVERAGE GRADES:

\[
\begin{align*}
(19.26 + 19.40) / 2 & \times 8.53 = 164.88 \\
(19.40 + 19.40) / 2 & \times 0.76 = 14.74 \\
(19.40 + 19.56) / 2 & \times 3.51 = 68.37 \\
(19.56 + 19.56) / 2 & \times 9.14 = 178.78 \\
(19.56 + 19.65) / 2 & \times 3.51 = 68.81 \\
(19.65 + 19.65) / 2 & \times 10.97 = 215.56 \\
(19.65 + 19.65) / 2 & \times 5.18 = 101.79 \\
(19.65 + 19.65) / 2 & \times 0.46 = 9.04 \\
(19.65 + 19.65) / 2 & \times 2.13 = 41.85 \\
(19.65 + 19.75) / 2 & \times 0.46 = 9.04 \\
(19.57 + 19.57) / 2 & \times 1.83 = 35.96 \\
(19.57 + 19.57) / 2 & \times 7.01 = 137.47 \\
(19.57 + 19.57) / 2 & \times 0.61 = 11.94 \\
(19.57 + 19.40) / 2 & \times 8.08 = 157.44 \\
(19.40 + 19.40) / 2 & \times 0.61 = 11.83 \\
(19.40 + 19.26) / 2 & \times 3.81 = 73.65 \\
\end{align*}
\]

\[
\frac{1351.84}{69.19} = 19.54 \text{m} \quad 64.11 \text{ft}
\]

PROJECT INFORMATION

ZONE: R1-G
SITE AREA: 984 m²
TOTAL FLOOR AREA: 204.7 m²
COMMERCIAL FLOOR AREA: N/A
FLOOR SPACE RATIO: N/A
SITE COVERAGE: 214.33 m² 21.8%
HEIGHT OF BUILDING: 3.61 m
NUMBER OF STOREYS: ONE
PARKING STALLS ON SITE: N/A
BICYCLE PARKING: N/A
BUILDING SETBACKS:
COMBINED SIDE YARDS: 11.82 m

RESIDENTIAL USE DETAILS:
TOTAL NUMBER OF UNITS: ONE
UNIT TYPE: 3 BEDROOM
GROUND ORIENTED UNITS: ONE
MINIMUM UNIT FLOOR AREA: 280 m²
TOTAL RESIDENTIAL FLOOR AREA: 192.1 m²

\[
\begin{align*}
1904 + 264 & = 2068 \text{ sf} \\
192.1 & = 192.1 \text{ m}²
\end{align*}
\]

\[
\begin{align*}
\text{AVERAGE GRADES:} & = 19.54 \text{m} \quad 64.11 \text{ft}
\end{align*}
\]
NOTES:
1) Drawing is for concept layout planning for Development Permit submission only, not for construction.
2) Automatic irrigation system to be included in landscape installation. Irrigation system installed to current IIABC Standards, by certified installers.
3) Plant material and installation to conform to the current edition of the Canadian Landscape Standard.
4) Plant quantities and species may change between issuance of DP and construction due to plant availability and design changes.
5) Tree protection fencing for existing trees and transplanted trees to be installed prior to commencement of work. Refer to Arborist’s report. Barrier fencing may be adjusted during construction of buildings, patios, and driveways on Lots 1 & 2.
6) Recommend wire mesh caging around all newly planted trees for one year to protect from deer damage. Deer may cause damage to plants considered to be deer resistant in the first year of planting.
7) All dimensions are in meters unless otherwise noted.
8) Refer to Architectural Site Plan for dimensions not listed on this drawing.