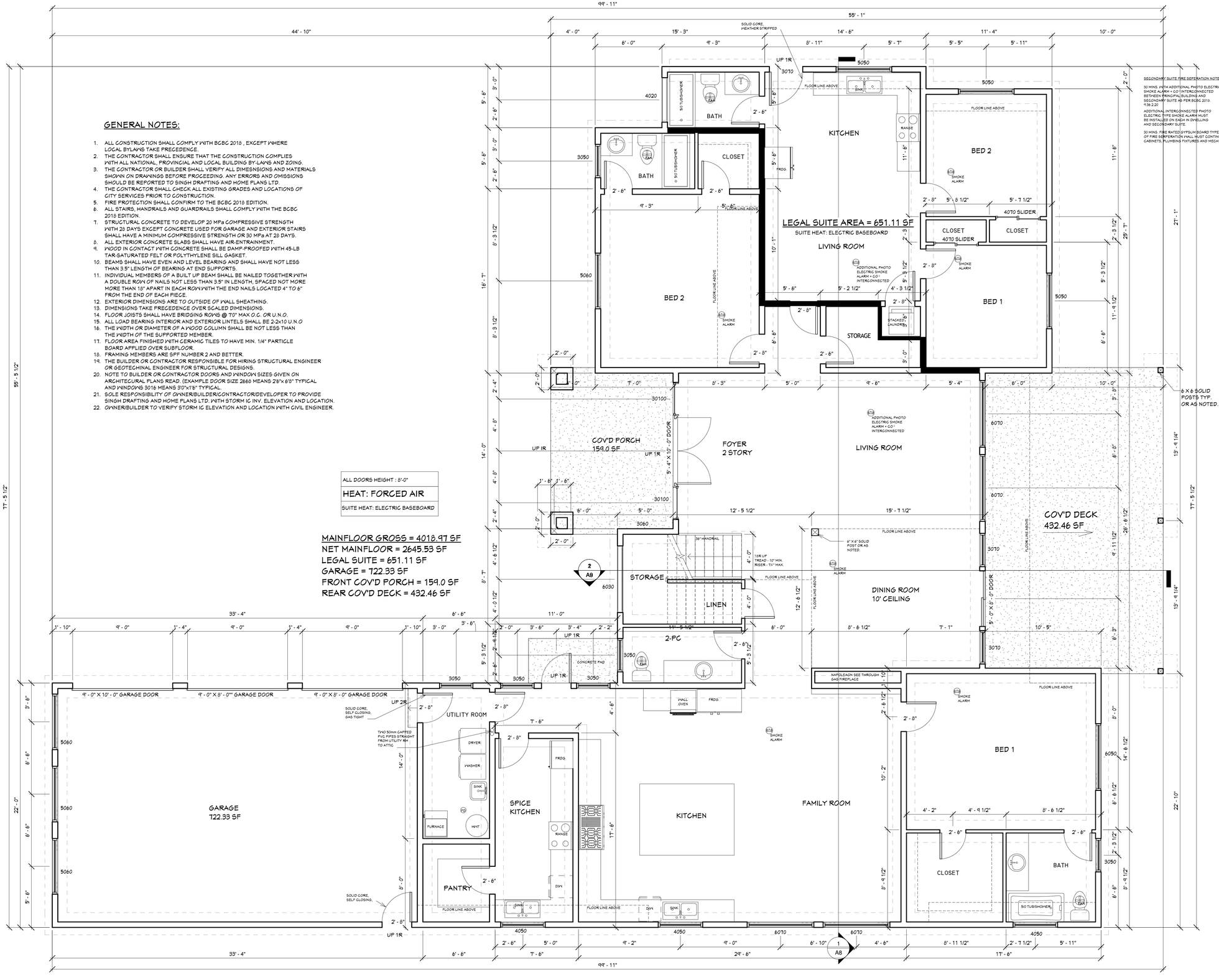
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH BCBC 2018 , EXCEPT WHERE LOCAL BYLAWS TAKE PREGEDENCE.
2. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION COMPLIES WITH ALL NATIONAL, PROVINCIAL AND LOCAL BUILDING BY-LAWS AND ZOING.
3. THE CONTRACTOR OR BUILDER SHALL VERIFY ALL DIMENSIONS AND MATERIALS SHOWN ON DRAWINGS BEFORE PROCEEDING. ANY ERRORS AND OMISSIONS SHOULD BE REPORTED TO SINGH DRAFTING AND HOME PLANS LTD.
4. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND LOCATIONS OF CITY SERVICES PRIOR TO CONSTRUCTION.
5. FIRE PROTECTION SHALL CONFIRM TO THE BCBC 2018 EDITION.
6. ALL STAIRS, HANDRAILS AND GUARDRAILS SHALL COMPLY WITH THE BCBC 2018 EDITION.
7. STRUCTURAL CONCRETE TO DEVELOP 20 MPa COMPRESSIVE STRENGTH WITH 28 DAYS EXCEPT CONCRETE USED FOR GARAGE AND EXTERIOR STAIRS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OR 30 MPa AT 28 DAYS.
8. ALL EXTERIOR CONCRETE SLABS SHALL HAVE AIR-ENTRAINMENT.
9. WOOD IN CONTACT WITH CONCRETE SHALL BE DAMP-PROOFED WITH 45-LB TAR-SATURATED FELT OR POLYTHYLENE SILL GASKET.
10. BEAMS SHALL HAVE EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 3.5" LENGTH OF BEARING AT END SUPPORTS.
11. INDIVIDUAL MEMBERS OF A BUILT UP BEAM SHALL BE NAILED TOGETHER WITH A DOUBLE ROW OF NAILS NOT LESS THAN 3.5" IN LENGTH, SPACED NOT MORE MORE THAN 12" APART IN EACH ROW WITH THE END NAILS LOCATED 4" TO 8" FROM THE END OF EACH PIECE.
12. EXTERIOR DIMENSIONS ARE TO OUTSIDE OF WALL SHEATHING.
13. DIMENSIONS TAKE PREGEDENCE OVER SCALED DIMENSIONS.
14. FLOOR JOISTS SHALL HAVE BRIDGING ROWS @ 7'0" MAX.O.C. OR U.N.O.
15. ALL LOAD BEARING INTERIOR AND EXTERIOR LINTELS SHALL BE 2-2x10 U.N.O
16. THE WIDTH OR DIAMETER OF A WOOD COLUMN SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.
17. FLOOR AREA FINISHED WITH CERAMIC TILES TO HAVE MIN. 1/4" PARTICLE BOARD APPLIED OVER SUBFLOOR.
18. FRAMING MEMBERS ARE SPF NUMBER 2 AND BETTER.
19. THE BUILDER OR CONTRACTOR RESPONSIBLE FOR HIRING STRUCTURAL ENGINEER OR GEOTECHINAL ENGINEER FOR STRUCTURAL DESIGNS.
20. NOTE TO BUILDER OR CONTRACTOR DOORS AND WINDOW SIZES GIVEN ON ARCHITECGURAL PLANS READ. (EXAMPLE DOOR SIZE 2668 MEANS 2'6"x 6'8" TYPIGAL AND WINDOWS 3016 MEANS 3'0"x1'8" TYPIGAL
21. SOLE RESPONSIBILITY OF OWNER/BUILDER/CONTRACTOR/DEVELOPER TO PROVIDE SINGH DRAFTING AND HOME PLANS LTD. WITH STORM IC INV. ELEVATION AND LOCATION.
22. OWNER/BUILDER TO VERIFY STORM IG ELEVATION AND LOCATION WITH GIVIL ENGINEER.

ALL DOORS HEIGHT : 8'-0"
HEAT: FORCED AIR
SUITE HEAT: ELECTRIC BASEBOARD

MAINFLOOR GROSS = 4018.97 SF
NET MAINFLOOR = 2645.53 SF
LEGAL SUITE = 651.11 SF
GARAGE = 722.33 SF
FRONT COV'D PORCH = 159.0 SF
REAR COV'D DECK = 432.46 SF



1 MAIN FLOOR
1/4" = 1'-0"

THESE PLANS ARE IN COMPLIANCE WITH THE 2018 BCBC

SINGH DRAFTING AND HOME PLANS LTD.
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DWG. NO.: A2

SHEET TITLE: MAINFLOOR

PROJECT: MANJIT S. BASRA
BLACK ROAD, KELOWNA

SCALE: 1/4" = 1'-0"

DATE: SEPT 11/ 2020

DWN BY: G.S

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