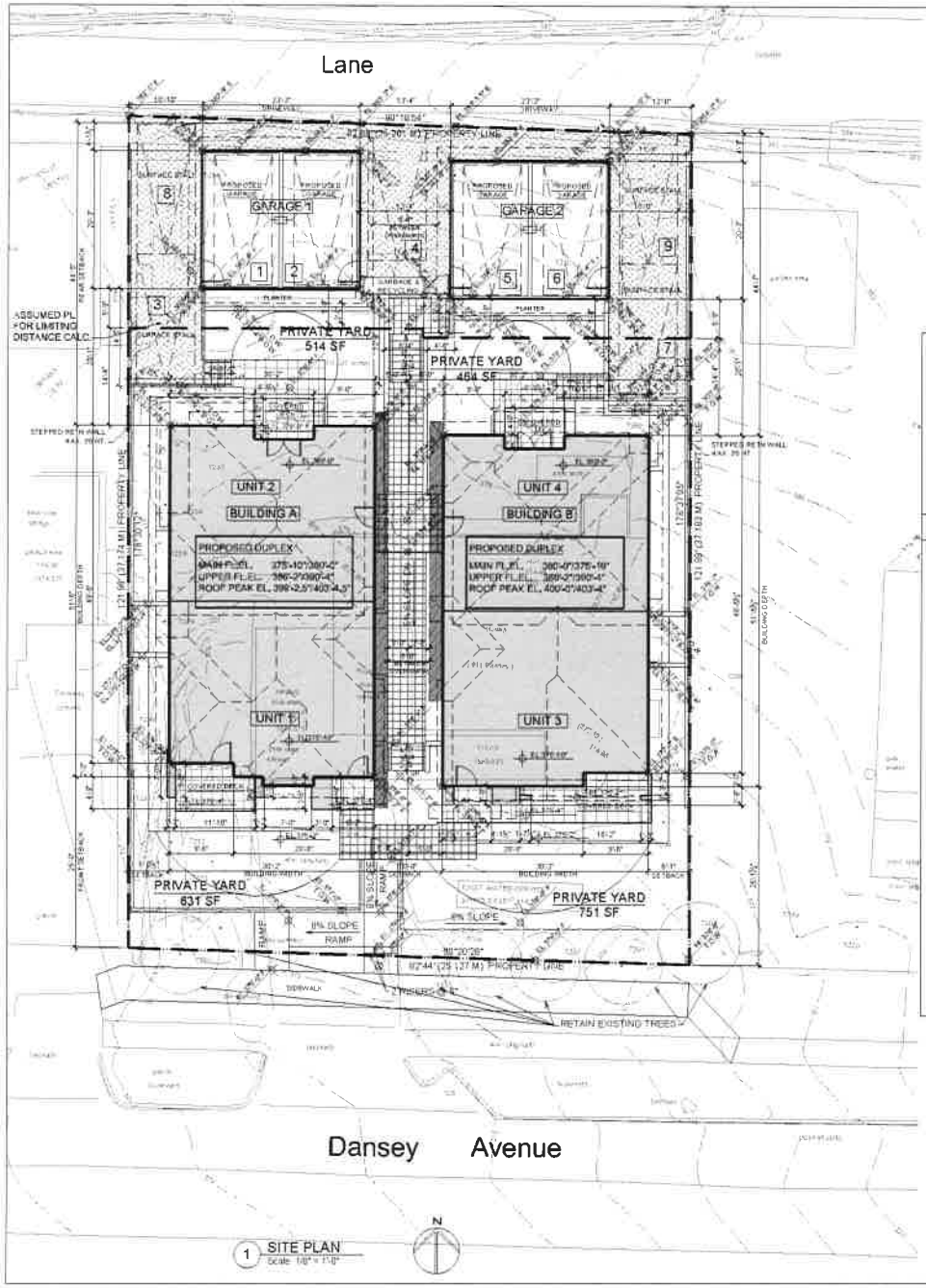

ADDRESS

911 DANSEY AVE., COQUITLAM

ZONE RT1 REZONED TO RT3

LEGAL DESCRIPTION

LOT	1
PLAN	9709
DL	108
GROUP	1, NWD

P.I.D.

011-433-744

ZONING REQUIREMENTS

LAND ZONED		TRANSITION TO RT3
SITE AREA	[illegible]	[illegible]
SITE COVERAGE	PERMITTED	PROPOSED
BUILDING	[illegible]	[illegible]
		BLD. A = [illegible] SF BLD. B = 1529 SF GARAGES = [illegible] SF
FLOOR AREA RATIO		
PERMITTED	[illegible]	7,648 SF
PROPOSED		5837 SF + [illegible] SF = 6637 SF (.865 FAR)

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	TOTAL
MAIN FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
UPPER FLOOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	1491 SF	1374 SF	1432 SF	1430 SF	5837 SF
GARAGE	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SET BACKS	PERMITTED	PROPOSED
FRONT YARD	[illegible]	[illegible]
SIDE YARD	[illegible]	[illegible]
FLANKING SIDE	[illegible]	[illegible]
REAR YARD	[illegible]	[illegible]

BUILDING HEIGHTS	PERMITTED	PROPOSED
BUILDING	[illegible]	[illegible]

PARKING	REQUIRED	PROPOSED
	[illegible]	[illegible]

OUTDOOR SPACE	REQUIRED	PROPOSED
	[illegible]	UNIT A: [illegible] SF UNIT B: [illegible] SF UNIT C: [illegible] SF UNIT D: [illegible] SF

GENERAL CONSTRUCTION NOTES

EXCAVATION

1 GEOTECHNICAL ENGINEER IS TO CERTIFY A SITE IS SAFE FOR WORKERS WHEN THE SLOPE OF THE EXCAVATION EXCEEDS 4M HORIZONTAL TO ONE VERTICAL OR EXCAVATION EXCEEDS 4M
2 INSPECTIONS CAN ONLY BE DONE IF SITE IS POSTED AS SAFE BY PROF ENGINEER

FOUNDATIONS

1 FOOTINGS ARE REQUIRED TO HAVE A MINIMUM FOOTING AREA OF [illegible] SUPPORTING 1 FLOOR, [illegible] SUPPORTING 2 FLOORS, & [illegible] SUPPORTING 3 FLOORS
2 FOOTINGS ARE TO EXTEND 18" BELOW HARD GRADE
3 FOUNDATION WALLS OF BASEMENT BELOW GRADE AND CRAWL SPACES MUST BE INSULATED WITH R-10 TO 24" BELOW GRADE
4 PROVIDE 1/2" ANCHOR BOLTS @ [illegible] OC
5 ANCHOR POSTS TO CONTINUOUS FOOTING UPLIFT

CRAWL SPACE

1 PROVIDE CRAWL SPACE ACCESS OF 1'-0" X 2'-0" MIN. 18" CLEARANCE AND VENTILATE TO 1/150TH OF AREA
2 GROUND COVER REQ'D: 6MIL 2" CONCRETE OVER 6 MIL U.V. VENTILATION
3 USE OF MUV DISTRIBUTE VENTILATION TO FLAT AND MULTI-LEVEL ROOFS TO 1/300 OF INSULATED CEILING AREA. VENTING IS REQUIRED TO BE THROUGH 2 MIN 2 X 2 CORNERS PER UNIT TO FLAT VAULTED CEILINGS AND DECKS OVER LIVING AREAS TO CONFORM TO BP 10.1.3.4
3 PROVIDE MIN 2" CLEARANCE BETWEEN ROOF SHEATHING AND INSULATION PER 10.1.3
PROVIDE MIN 1" CLEARANCE BETWEEN INSULATION AND TOP OF ROOF JOISTS
4 VENTILATE ATTICS TO 1/300 OF INSULATED CEILING AREA
5 ROOF VENTS MUST BE UNIFORMLY DISTRIBUTED WITH A MINIMUM OF 25% AT EAVES AND 25% IN ROOF TOP
6 PROVIDE ATTIC HATCH OF 1 SQ M AREA WITH NO DIMENSION LESS THAN 1'-0"
7 SUBMIT MECHANICAL VENTILATION/AIR CONDITIONING DESIGN AND LETTER OF SUPERVISION BY PROF. ENGINEER, CERTIFIED HRAI OR NVC TECHNICIAN AT FRAMING AND FINAL INSPECTION
8 CONTINUOUS OR INTERMITTENT EXHAUST FANS ARE REQUIRED TO ALL BATHROOMS AND KITCHENS AS PER 9.32.3.3

INSULATION

1 INSULATION WHERE SUBJECT TO MECHANICAL DAMAGE IS TO BE COVERED AS PER 9.29.5.3.(5) WITH DRYWALL OR EQUIVALENT IN CRAWL STORAGE AREAS
2 WALL INSULATION TO BE FOR MINIMUM R-[illegible] IN WALLS NOT HEATED BY NATURAL GAS
3 MINIMUM INSULATION VALUES FOR WALLS, ROOF FOR FLAT OR VAULTED CEILINGS, AND FOR ATTIC SPACES
4 CEILING AND WALLS TO HAVE R VALUE AS REQUIRED ENGINEER AS PER 9.25
5 EXTERIOR INSULATION REQUIRED AROUND UNHEATED SLABS ON GRADE OF VERTICAL OR HORIZONTAL FROM BOTTOM EDGE OF SLAB
6 INSULATION REQUIRED UNDER ENTIRE SLAB AREA OR SLAB WITH RADIANT HEATING

STAIRS

1 STRAIGHT STAIR: RISE MIN 5" MAX 7 3/4" RUN MIN 8.25" MAX 14"
2 ALL TREADS TO HAVE A 1" NOSING
3 MINIMUM HEADROOM IS 6'-5" FROM A LINE THROUGH NOSINGS MEASURED VERTICALLY
4 HANDRAIL TO BE BETWEEN 30" TO 34" FROM A LINE THROUGH NOSINGS (VERTICAL) THROUGH WINDOWS
5 WINDERS TO CONFORM TO 9.8.4.6
6 HEADER STAIR MINIMUM WIDTH 2'-10"
7 CURVED STAIRS AND STAIRS 4FT IN WIDTH OR GREATER REQUIRED 2 HANDRAILS
8 HANDRAIL REQ'D ON INTERIOR STAIRS WITH THREE OR MORE RISERS AND EXTERIOR STAIRS WITH FOUR OR MORE RISERS
9 HANDRAIL WILL HAVE TO BE BETWEEN 34" AND 38"

CHIMNEY & FIREPLACES

1 MINIMUM 2" CLEARANCE BETWEEN CHIMNEY AND COMBUSTIBLE MATERIALS
2 MINIMUM 2" CLEARANCE BETWEEN FIREPLACE AND COMBUSTIBLE FRAMING
3 MASONRY FIREPLACES HEARTHS MUST CONFORM TO 9.22.9.1
4 HARD WIRED C.O. DETECTORS ARE REQUIRED IN EACH BEDROOM OR WITHIN 4 METRES OF EACH BEDROOM DOOR IN CONFORMANCE WITH 9.32.4.7

GARAGE WALLS

1 GARAGE WALLS TO BE A MINIMUM 40" EXTERIOR AND 20" INTERIOR HEIGHT
2 NO MEMBER FACE STAGGERING CLAMPING PERMITTED FROM 30" TO 36" ABOVE THE FLOOR (IN WALL ON SURFACE IN ALL GARAGES)
3 MINIMUM OF 1" OPENING IN ALL STUD FREE WALL (NO WALL ON INTERIOR AND EXTERIOR)
4 ALL GUARD GUARDS TO HAVE TOP FOR UNLESS APPROVED BY PROF ENGINEER
5 A MINIMUM OF 36" IN HEIGHT IS PERMITTED FOR EACH WITHIN 1" OF GARAGE
6 GUARD REQUIRED TO ALL DROPS EXCEEDING 24" WHERE ACCESS IS PROVIDED (E.G. WINDOW WELLS)
7 GUARD REQUIRED WHERE THE ADJACENT SURFACE WITHIN 1.2 M OF THE WALKING SURFACE HAS A SLOPE OF MORE THAN 1 IN 2

GLAZING

1 GLAZING IN WINDOWS AND DOORS TO BE DOUBLE GLAZED
2 GLAZING ENTRANCE, SHOWER AND SLIDING DOORS, AND WINDOWS WITHIN 24" OF FLOORS AND WITHIN 36" OF DOUBLE OUTS ARE ALL TO BE SAFETY GLASS
3 SKYLIGHTS 24" AND WITHIN ARE TO BE SAFETY GLASS
4 WINDOWS IN WALLS ENCLOSING SHOWER OR TUBS ARE TO BE SAFETY GLASS AND BE LOCATED ABOVE THE WATERPROOF WALL FINISH HEIGHT
5 THE BOTTOM OF AN OPENABLE WINDOW IN A BEDROOM IS NOT TO EXCEED 4'-7" ABOVE THE FLOOR, AND WHERE SAME OPENING WIDTH OF 40 MM AN AREA OF 1.75 M²
6 WINDOWS OVER STAIRS, RAMPS AND LANDINGS THAT EXTEND TO LESS THAN 36" ABOVE THE SURFACE SHALL BE PROTECTED WITH GUARDS OR BE MIN OPENABLE AND REQUIRED TO ACT 9.10
7 SHOWER WALLS ARE TO BE 36" MINIMUM WITH WHERE REQUIRED AS A BEDROOM WINDOW
8 BEDROOM WINDOWS REQUIRED AS EXITS MUST ALLOW FOR THE REQUIRED OPENING SIZING AND EMERGENCY WITHOUT THE NEED FOR ADDITIONAL SUPPORT FOR CONFORMANCE WITH 9.9.10.2
9 WHERE A PRIVATE EXCLUSIVE WITHOUT OPEN WINDOW WILL IT SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE

MASONRY/CONCRETE WALLS

1 REQUIRED SECOND FOUNDATION WALL FOR FOUR TWO AND THREE WALLS AS PER 9.15.

GARAGES

1 DOORS BETWEEN GARAGE AND DWELLING ARE TO BE A SOLID CORE AND WEATHER STRIPPED SOLID CORE DOOR
2 TWO CEILING SLEEP IN GARAGE EXITS TO 30" BELOW GRADE NEW FOR INSPECTION
3 PROVIDE FLASHING BETWEEN HORIZONTAL INTERSECTIONS OF EXTERIOR WALL FINISHES. ALL FLASHING TO SLOPE AWAY FROM THE BUILDING A MINIMUM OF 10°
4 PROVIDE FLASHING AT ALL WALL ROOF JUNCTIONS, INCLUDING PARAPETS FOR SOLID HOMES ON DECKS
5 HANDSCREEN EXTERIOR REQUIRED FOR ALL BUILDINGS WITH A MINIMUM OVERLAP OF 38"
6 ALL PLATFORMS ARE ROOFS
7 ALL ROOFS MUST SLOPE 1 IN 50 MIN TOWARDS ALL PARAPET WALLS OR ROOFING DECKS
8 1" CLEARANCE REQUIRED BETWEEN TECH MEMBRANES & FLOOR

MISCELLANEOUS

1 CLEANOUTS REQUIRED @ 7.5" O.C. MINIMUM FOR FLOOR AND ROOF JOISTS
2 UNCOVER DRAIN REQUIRED TO BATHROOM FLOORS
3 WATERPROOF WALLBOARD REQUIRED AS TILE BASE AROUND TUBS AND SHOWERS
4 REPOINTING REQUIRED TO CEILING MEMBERS AT OPENING
5 PROVIDE 1" CLEARANCE BETWEEN HEADER AND STRAW
6 SUMP PROVIDED FOR FLUES, INTO DRAIN, CRAWL SPACES, AND TOILET ON SUMP ONLY
7 FURNACE AND LAUNDRY ROOM FLOOR WITH 24" OPENING
8 A 5 PAIR WIRES REQUIRED FOR EXTERNAL EXTERIOR DOORS
9 ONE HARD WIRED SMOKE ALARM REQUIRED PER FLOOR. ALL SMOKE ALARMS TO BE INTERCONNECTED
10 SMOKE ALARMS REQUIRED ON EVERY FLOOR LEVEL, WITHIN 10 M AND WITHIN 3 METRES OF BEDROOM DOORS AND 15 METRES OF EACH OTHER
11 A FIRE ABC DRY CHEMICAL FIRE EXTINGUISHER IS REQUIRED NEAR THE KITCHEN
12 HEATING AND AIR CONDITIONING EQUIPMENT MUST BE SECURED TO THE BUILDING TO RESIST OVERTURNING AND REPLACEMENT

LIST OF STANDARD ABBREVIATIONS

A.V.B	Air Vapour Barrier	M	Membrane
AL	Aluminum	MIN	Minimum
BD	Board	NEC	Necessary
BF	Bead Face	N.C	Not in Contract
BP	Building Paper	NTS	Not to Scale
B.O	Bottom of	OPN	Opening
B.U.R	Built-Up (Roofing)	PLY	Plywood
CB	Column Base	POLY	Polyethylene
CLG	Ceiling	R.V	Roof Ventilation Jack
CLOS	Closet	R.J	Roof Joists
CLR	Clear	R.O	Rough Opening
CONC	Concrete	R&R	Rod and Shelf
C	Cover	RWL	Rainwater Leader
DN	Down	S.A	Smoke Alarm
DW	Dishwasher	S.C.R	Scotchrib
EF	Exhaust Fan	SG	Safety Glass
EQ	Equal	SIM	Similar
		STR	Stair

GENERAL NOTES

ALL WORK AND MATERIALS TO COMPLY WITH BC BUILDING CODE 2012 AND WITH MUNICIPAL BYLAWS AND REQUIREMENTS

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

ALL STRUCTURAL MEMBERS TO HAVE THE FOLLOWING GRADES UNLESS OTHERWISE NOTED:
BEAMS, JOISTS AND RAFTERS: DOUGLAS FIR #2 OR BETTER
STUDS: #1 & S.P.F. OR BETTER

ROOF TRUSSES TO BE DESIGNED BY A PROFESSIONAL ENGINEER SHOP DRAWINGS TO BE SUBMITTED FOR MUNICIPAL APPROVAL PRIOR TO TRUSS ERECTION

ALL CONSTRUCTION AND REPAIRS TO CONFORM TO PARTS OF THE BCBC 2012

WATERPROOF WALLBOARD REQUIRED AS TILE BASE AROUND TUBS AND SHOWERS

HEATING TYPE IS HOT FIRED RADIANT FLOORS

ArchiType design

satendra mann
604 988 6063

DANSEY REZONING (FOUR UNITS)

ADDRESS:
911 DANSEY AVE.,
COQUITLAM
ZONE RT1 REZONED TO RT3

LEGAL DESCRIPTION:

LOT	1
DISTRICT LOT	108
GROUP	1, NWD
PLAN	9709

P.I.D.

011-433-744

No.	Date	Revision
1	[illegible]	[illegible]

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Title

SITE PLAN & CALCS

Date

DECEMBER 17TH, 2014

Scale

AS SHOWN

Drawing No

A1