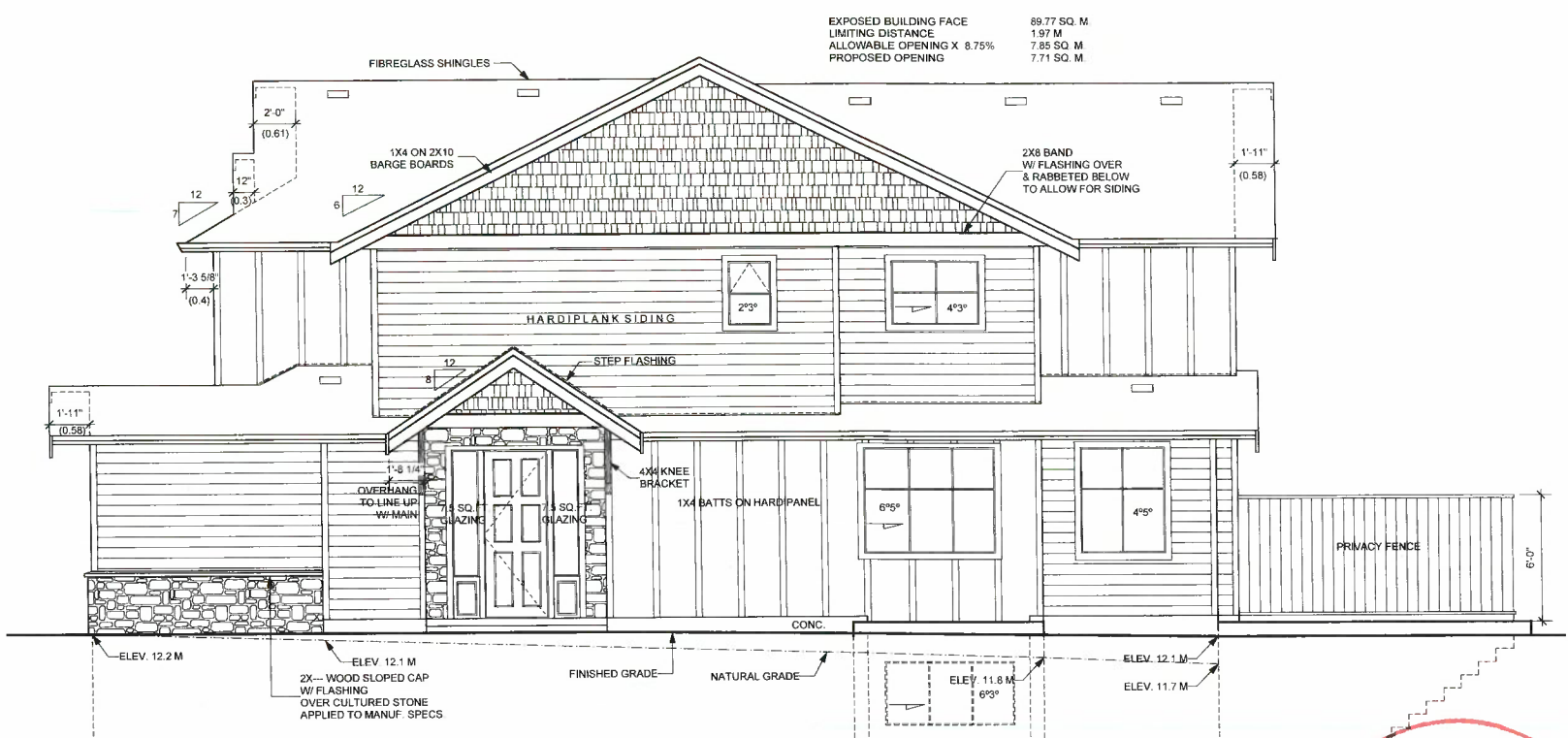
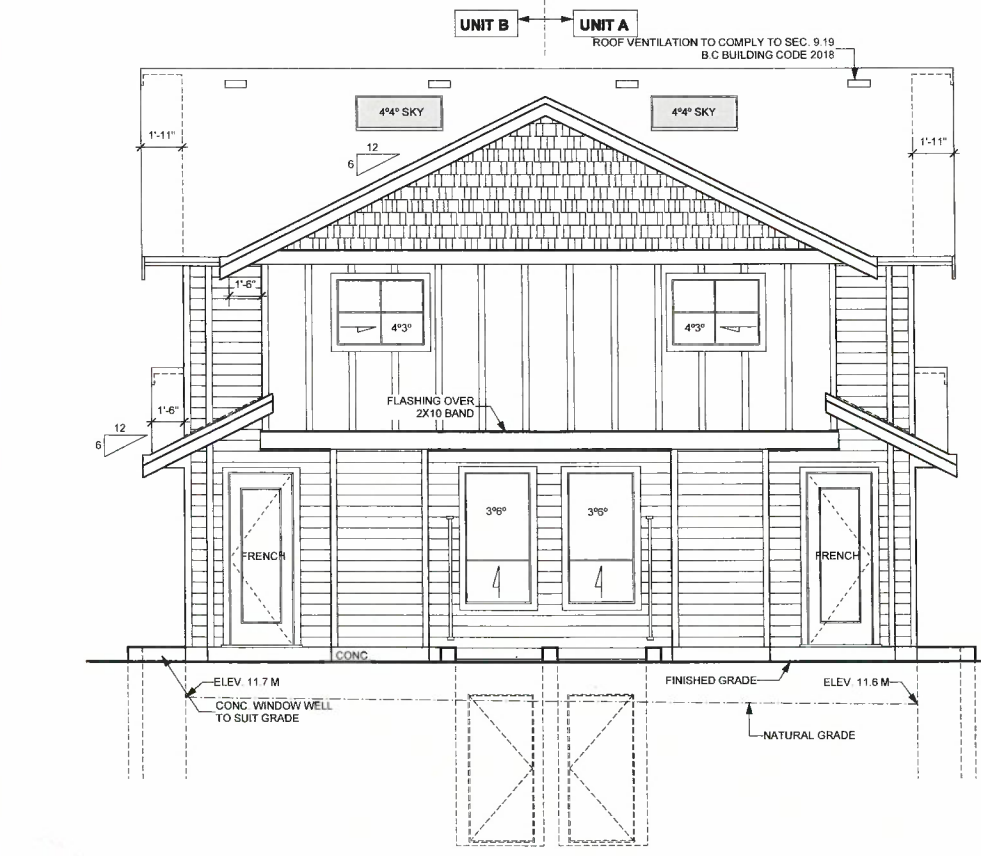


FRONT ELEVATION
Scale: 1/4" = 1'-0"



RIGHT ELEVATION
Scale: 1/4" = 1'-0"

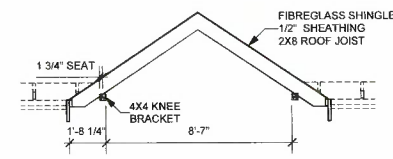
EXPOSED BUILDING FACE 89.77 SQ. M
LIMITING DISTANCE 1.97 M
ALLOWABLE OPENING X 8.75% 7.85 SQ. M
PROPOSED OPENING 7.71 SQ. M



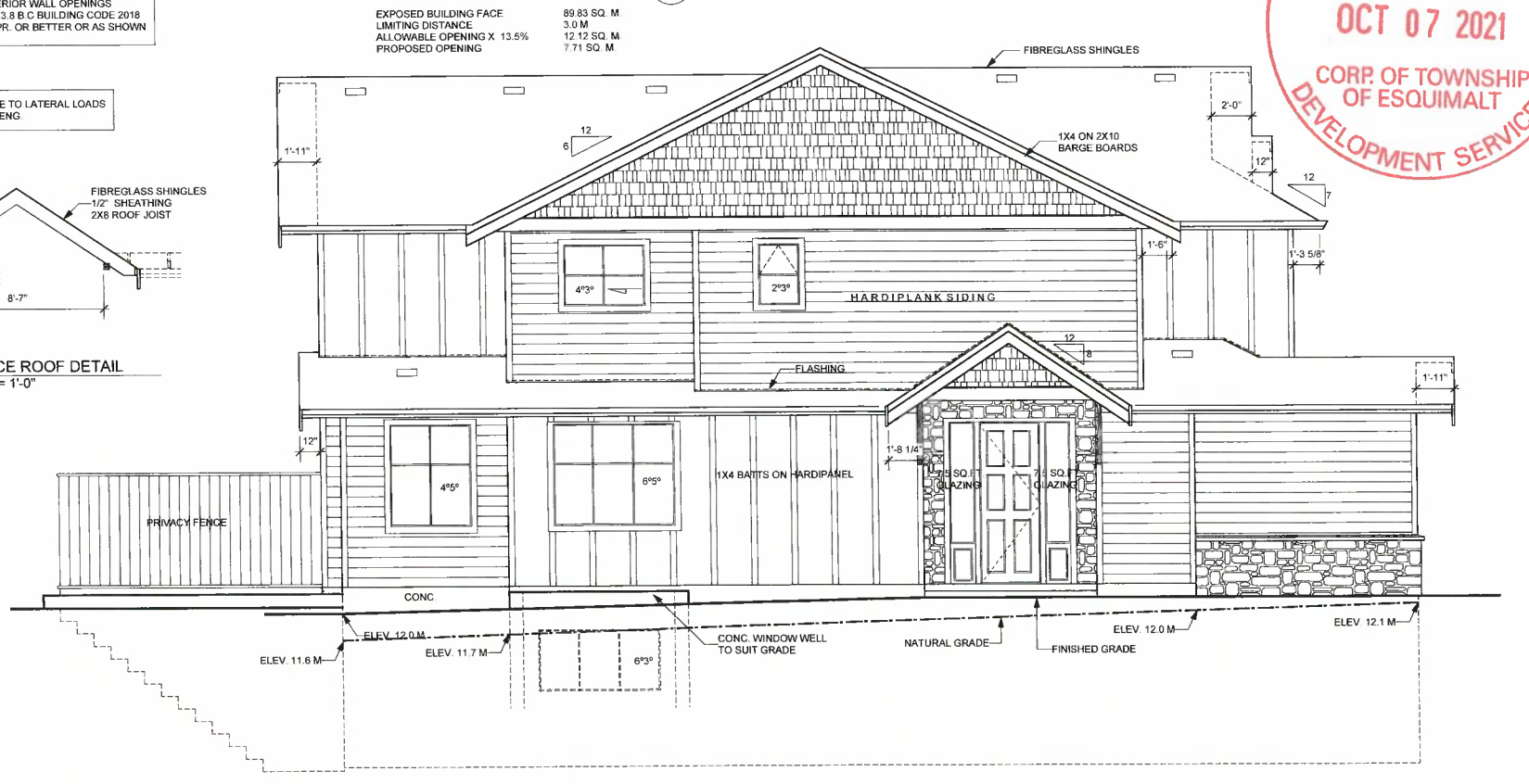
REAR ELEVATION
Scale: 1/4" = 1'-0"

NOTE: FLASHING OVER ALL EXTERIOR WALL OPENINGS SHALL COMPLY TO ARTICLE 9.27.3.8 B.C. BUILDING CODE 2018
ALL LINTELS TO BE 2-2 X 10 #2 SPR. OR BETTER OR AS SHOWN

BRACING FOR RESISTANCE TO LATERAL LOADS SHALL BE DESIGN BY A P. ENG.

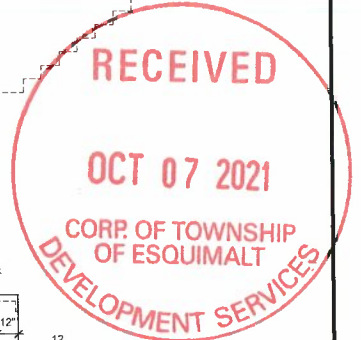


ENTRANCE ROOF DETAIL
Scale: 1/4" = 1'-0"



LEFT ELEVATION
Scale: 1/4" = 1'-0"

EXPOSED BUILDING FACE 89.83 SQ. M
LIMITING DISTANCE 3.0 M
ALLOWABLE OPENING X 13.5% 12.12 SQ. M
PROPOSED OPENING 7.71 SQ. M



GENERAL NOTES:
THESE PLANS TO BE BUILT IN ACCORDANCE WITH THE CURRENT B.C. BUILDING CODE
BUILDING CONTRACTORS TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING CONSTRUCTION
ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY
ALL EXTERIOR WALL MEASUREMENTS ARE TAKEN TO SHEATHING FACE

ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 20 Mpa (2900 P.S.I.) AT 28 DAYS
ALL WOOD FRAME CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE 2018

ALL INTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C. OR AS SHOWN
MECHANICAL VENTILATION TO COMPLY WITH SUB SEC. 9.32.3 B.C. BUILDING CODE 2018
ELECTRICAL TO COMPLY WITH SEC. 9.34 B.C. BUILDING CODE 2018

ALL FRAMING LUMBER #2 SPRUCE OR BETTER
ALL WINDOW STANDARDS TO COMPLY TO AAMA/WDMA/CSA 1011.8.2/A440 SUBSECTION 9.7.4 B.C. BUILDING CODE 2018
NAFS (North American Fenestration Standard) & LW (Limited Water) water penetration resistance rating TO BE SUBMITTED BY WINDOW & DOOR MANUF.

FIREPLACES TO COMPLY WITH SEC. 9.22 B.C. BUILDING CODE 2018
HARTMANN'S DESIGN DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN

DUCTLESS HEAT PUMP
ELECTRIC BASEBOARD HEATING
THESE PLANS ARE DESIGNED USING THE CANADIAN WOOD COUNCIL "THE SPAN BOOK", 1999 EDITION



SCALE 1/4" = 1'-0"
DATE AUG 2021
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1486

PROPOSED DUPLEX FOR 480 / 482 GRAFTON STREET