



FIRST FLOOR PLAN

SCALE 1/4"=1'

V=98" CEILING

LINEAR FT

FIRST FLOOR AREA = 492.41 SQ.FT. [45.76m²]
GARAGE AREA = 257.58 SQ.FT. [23.93m²]
SECONDARY SUITE AREA = 463.42 SQ.FT. [43.05m²]
TOTAL FLOOR AREA = 1213.41 SQ.FT. [112.73m²]

SECONDARY SUITE
SEE SECTION B - PART 2
OF B2C 2024
ELECTRIC BASEBOARD HEATING

DET. SECTION
EACH SPAN
COMPLIES
CACH 1.1.1
SUN BOARD
AS PER
B2C 2024

DETAIL

A-P1

STC=43

• SURFACE OF 15.5mm PLYWOOD, OSB OR

WATERGUARD, OR 17mm TONGUE AND GROOVE LUMBER

• ON WOOD JOISTS OR WOOD I-JOISTS SPACED

• MORE THAN 600mm O.C.

• ABSORBTIVE MATERIAL IN CAVITY

• STEEL FURRING CHANNELS SPACED 600mm O.C.

• 2 LAYERS OF 12.7mm (5/8") TYPE X GYPSUM BOARD

ON CEILING SIDE

• 8mm (26") STUD SPACES

• 15mm ABSORBTIVE MATERIAL

• METAL CHANNELS ON ONE SIDE SPACED

• 450mm OR 600mm O.C.

• 5/8" TYPE X GYPSUM BOARD

ON CEILING SIDE

• 1.1.1 OF B2C 2024

FIRST FLOOR PLAN

SCALE 1/4"=1'

V=98" CEILING

LINEAR FT

FIRST FLOOR AREA = 258.97 SQ.FT. [24.06m²]
GARAGE AREA = 200.58 SQ.FT. [18.41m²]
SECONDARY SUITE AREA = 648.77 SQ.FT. [60.27m²]
TOTAL FLOOR AREA = 1146.31 SQ.FT. [108.54m²]



2704 EDGEWATER Crescent Prince George British Columbia

\$679,900

New half duplex with 2 bedroom suite in the basement with separate entrance.

All room measurements taken from plan. If important Buyer should Verify .

GST included in listing price. (id:6769)



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