GENERAL NOTES

BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE PLANS, THE OWNER AND/OR BUILDER ACCEPTS THESE PLANS AS DRAWN AND HAS READ AND UNDERSTANDS THE GENERAL NOTES AS FOLLOWS,

- THIS DRAWING WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO INSURE THAT SUBSEQUENT CHANGES TO THE CODE ARE COMPLIED WITH AND INCORPORATED IN THE CONSTRUCTION OF THIS PLAN. ALL WORK SHALL CONFORM TO THE CURRENT BC BUILDING CODE AND/OR LOCAL BUILDING CODES AND BYLAWS THAT MAY TAKE PRECEDENT.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE BC BLDG. CODE (LATEST EDITION).
- ENGINEERED ROOF & FLOOR JOISTS BY MANUFACTURER / P. ENGINEER LICENCED IN THE PROVINCE OF BC. SHOP DRAWINGS TO BE PROVIDED TO THE BUILDING DEPT. UPON APPLICATION FOR PERMIT.
- DO NOT SCALE THE DRAWINGS - SHOULD DISCREPANCIES EXIST, CONTACT THE OWNER IMMEDIATELY.
- THE CONTRACTOR SHALL MAKE ANY NECESSARY ALLOWANCES FOR ANY VARIATIONS AND / OR REVISIONS MADE ON ACCOUNT OF SUBTRADES AND PRODUCT SELECTION FOR THE COMPLETION OF THE PROJECT.
- FEATURES OF CONSTRUCTION NOT CLEARLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
- CONFIRM ALL MEASUREMENTS THAT GOVERN THE SCOPE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A NEAT & ORDERLY CONSTRUCTION SITE AT ALL TIMES. AT END OF CONSTRUCTION, THE BUILDER SHALL BE RESPONSIBLE FOR CLEANING THE JOB SITE & BUILDING(S) OF ANY REFUSE & MAKING GOOD ANY DAMAGE TO BUILDING(S) INCURRED DURING CONSTRUCTION.
- CONTRACTOR TO BE WELL VERSED WITH THE BCBC 2024 AS AMENDED AND TO EXERCISE GOOD CONSTRUCTION PRACTICES THROUGHOUT ALL ASPECTS OF THE JOB AND ENFORCE THE SAME ON ALL RELATED SUBTRADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL SITE MEASUREMENTS AND FOR ENSURING ALL CONSTRUCTION SAFETY AND PROCEDURE REQUIREMENTS APPLICABLE IN THE PLACE OF THE WORK ARE CONFORMED TO.
- THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIANCES FROM STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE.
- EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS IS MADE. DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY EFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK & VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS, PLEASE ADVISE THE DESIGNER SO CORRECTIONS CAN BE MADE.

STRUCTURAL DESIGN & ENGINEERING

- IN SOME INSTANCES, BEAM & FRAMING SIZES NOT SPECIFIED IN PART 9 OF THE BUILDING CODE ARE USED; THE CITY OR MUNICIPAL BUILDING DEPARTMENT MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER WHICH IS THE RESPONSIBILITY OF THE OWNER.
- THE CITY OR MUNICIPAL BUILDING DEPARTMENT MAY REQUIRE CONFIRMATION OF FOUNDATION & FOOTINGS BY A CERTIFIED STRUCTURAL ENGINEER WHICH IS THE RESPONSIBILITY OF THE OWNER.

CONCRETE & REINFORCING STEEL

- CONCRETE SLAB CONSTRUCTION SHALL CONFORM TO CSA.A23.3-04
- CONCRETE COMPRESSIVE STRENGTH SHALL BE 32 MPa AT 28 DAYS, MAX. AGGREGATE SIZE TO BE 20MM AND SLUMP TO BE 50MM MAX, UNLESS OTHERWISE STATED.
- AIR ENTRAIN ALL CONCRETE 6-7%.
- CONCRETE COVER FOR REINFORCEMENTS SHALL BE IN ACCORDANCE WITH BC BUILDING CODE AND CSA A23.3-04.
- ALL FLOOR SURFACES SHALL BE LEVEL TO A TOLERANCE OF 10MM AND NOT OUT OF PLANE BY MORE THAN 3MM ON 3000MM TEMPLATE. STEEL TROWEL FINISH ALL FLOORS.
- REINFORCING STEEL SHALL BE IN ACCORDANCE WITH CSA G30.18-M92, GRADE 400.
- REINFORCING BARS SHALL BE CONTINUOUS ACROSS CONSTRUCTION JOINTS AND ELEVATION VARIATIONS UNLESS NOTED. CONTINUOUS BARS SHALL BE FULLY DEVELOPED BY LAPPING WHERE SPLICED.

EXCAVATION AND BACKFILL

- EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES.
- THE TOPSOIL AND VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED. THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIAL.
- IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MINIMUM DEPTH OF 12" IN EXCAVATED AREAS UNDER A BUILDING , AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE GROUND SHALL BE NO LESS THAN 18".
- BACKFILL WITHIN 24" OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS 10" OVER IN DIAMETER.

DAMPPROOFING AND DRAINAGE

- IN NORMAL SOIL CONDITIONS, THE EXTERIOR SURFACES OF FOUNDATION WALLS ENCLOSING BASEMENTS AND CRAWL SPACES SHALL BE DAMPPROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM IS REQUIRED.
- MASONRY FOUNDATION WALLS SHALL BE PARGED WITH 1/4" OF MORTAR COVED OVER THE FOOTING PRIOR TO DAMPPROOFING.
- 4" FOUNDATION DRAINS SHALL BE LAID ON LEVEL, UNDISTURBED GROUND ADJACENT TO THE FOOTINGS AT OR BELOW THE TOP OF THE BASEMENT SLAB OR CRAWLSPACE FLOOR,AND SHALL BE COVERED WITH 6" OF CRUSHED STONE. FOUNDATION DRAINS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP.
- WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR TO A DITCH OR SUMP PUMP.
- DOWNSPOUTS NOT DIRECTLY CONNECTED TO A STORM SEWER SHALL HAVE EXTENSIONS TO CARRY WATER AWAY FROM THE BUILDING, AND PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION.
- CONCRETE SLABS IN ATTACHED GARAGES SHALL BE SLOPED TO DRAIN TO THE EXTERIOR.
- THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

FOOTINGS

- MINIMUM 2200 PSI POURED CONCRETE.
- MINIMUM 30" BELOW FINISHED GRADE.
- FOOTINGS SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MINIMUM BEARING CAPACITY OF 2500 PSF.

FOOTING SIZE

- FOOTINGS TO BE 24" W X 8" H OR AS SPECIFIED BY P. ENGINEER.
- THE PROJECTION OF AN UNREINFORCED FOOTING BEYOND THE WALL SUPPORTED SHALL NOT BE GREATER THAN ITS THICKNESS.

STEP FOOTINGS

VERTICAL RISE:

- 24" MAX. FOR FIRM SOILS
- 16" MAX. FOR SAND OR GRAVEL

HORIZONTAL RUN = MIN. 24"

FOUNDATION WALLS

- TO BE ICF AND/OR POURED CONCRETE ON SOLID UNDISTURBED BEARING BELOW FROST LINE.
- ALL CONCRETE & MASONRY FOUNDATION WALLS EXCEEDING HEIGHT LIMITS SPECIFIED BY CURRENT BUILDING CODES REQUIRE ENGINEERING.
- DAMPPROOFING SHALL BE A HEAVY COAT OF BITUMINOUS MATERIAL.
- FOUNDATION WALL TO EXTEND MINIMUM 6" ABOVE FINISHED GRADE.
- A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 2'-11" BELOW EXTERIOR GRADE. A DRAINAGE LAYER SHALL CONSIST OF:
  - MIN. 3/4" MINERAL FIBRE INSULATION WITH MIN. 2 DENSITY OF 3.6 LB/FT
  - MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL,OR
  - AN APPROVED SYSTEM WHICH PROVIDES EQUIVALENT PERFORMANCE
- FOUNDATION WALLS SHALL BE BRACED OR HAVE THE FLOOR JOISTS INSTALLED BEFORE BACKFILLING.
- GRADES SHOWN ON ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
- IT IS RECOMMENDED THAT ALL FOUNDATION WALLS 24" AND HIGHER SHALL HAVE ONE 12mm REINFORCING BAR CENTRED 3" FROM TOP; CORNER REINFORCING TO BE LAPPED MINIMUM 24".

CONCRETE FLOOR SLABS

- GARAGE AND EXTERIOR SLABS AND EXTERIOR CONCRETE STEPS SHALL BE 4650PSI WITH 5-8% AIR ENTRAINMENT.
- OTHER CONCRETE SLABS 3600PSI.
- MINIMUM 3" THICK, PLACED ON A MINIMUM OF 4" COARSE, CLEAN, GRANULAR MATERIAL.
- ALL FILL OTHER THAN COARSE CLEAN MATERIAL PLACED BENEATH CONCRETE SLABS SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT.

MASONRY WALLS

- WHERE CONSTRUCTED OF 3 1/2" BRICK, WALL SHALL BE BONDED WITH HEADER COURSE EVERY 6TH COURSE.
- PROVIDE 2" SOLID MASONRY OR CONTINUOUS 1 1/2" PLATE UNDER ALL ROOF AND FLOOR FRAMING MEMBERS.
- PROVIDE 7 1/2" SOLID MASONRY UNDER BEAMS AND COLUMNS.
- MASONRY WALL TO BE TIED TO EACH TIER OF JOISTS WITH 19/16" X 3/16" CORROSION RESISTANT STEEL STRAPS, KEYED MINIMUM 4"INTO MASONRY. WHEN JOISTS ARE PARALLEL TO WALL, TIES ARE TO EXTEND ACROSS AT LEAST 3 JOISTS @ 6'-7" O.C.
- INSIDE BACK OF WALL TO BE PARGED AND COVERED WITH NO. 15 BREATHER-TYPE ASPHALT PAPER.
- FOR REDUCED FOUNDATION WALLS TO ALLOW A BRICK FACING WHILE MAINTAINING LATERAL SUPPORT, TIE MINIMUM 3 1/2" BRICK TO MINIMUM 3 1/2" BACK- UP BLOCK WITH CORROSION RESISTANT TIES AT LEAST 0.028IN² IN CROSS SECTIONAL AREA, SPACED 8" VERTICALLY AND 2'-11" HORIZONTALLY, WITH JOINTS COMPLETELY FILLED WITH MORTAR.
- MASONRY OVER OPENINGS SHALL BE SUPPORTED ON CORROSION RESISTANT OR PRIME PAINTED STEEL LINTELS WITH A MINIMUM OF 6" END BEARING.

WOOD FRAME CONSTRUCTION

- ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO.1& 2, AND SHALL BE IDENTIFIED BY A GRADE STAMP.
- ALL WOOD TO CONFORM TO CSA-0141-05 (AS AMENDED).
- MAXIMUM MOISTURE CONTENT 19% AT TIME OF INSTALLATION.
- WOOD FRAMING MEMBERS WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL SHALL BE SEPARATED FROM THE CONCRETE WITH 6 MIL POLYETHYLENE OR TYPE 'S' ROLL ROOFING.

WALLS

- EXTERIOR WALLS SHALL CONSIST OF:
  - CLADDING
  - AIR BARRIER SYSTEM LAPPED 4" AT JOINTS
  - 1/2" PLYWOOD SHEATHING
  - 2X6 STUDS @24" O.C.
  - 2X6 BOTTOM PLATE AND DOUBLE 2X6 TOP PLATE
- INTERIOR LOADBEARING WALLS SHALL CONSIST OF:
  - 2X6 STUDS @ 16" O.C.
  - 2X6 BOTTOM PLATE AND DOUBLE 2X6 TOP PLATE
  - 2X6 MID-GIRTS IF NOT SHEATHED
  - 1/2" GYPSUM BOARD SHEATHING

FLOORS

- REFER TO ENG FLOOR MANUFACTURERS DRAWINGS FOR FLOOR STRUCTURE LAYOUT.

WHERE CONVENTIONAL LUMBER:

- JOISTS TO HAVE MINIMUM 1 1/2" OF END BEARING.
- JOISTS SHALL BEAR ON A SILL PLATE FIXED TO FOUNDATION WITH 1/2" ANCHOR BOLTS @ 7' 10" O.C.
- HEADER JOISTS BETWEEN 3' 11" AND 10' 6" IN LENGTH SHALL BE DOUBLED. HEADER JOISTS EXCEEDING 10' 6" SHALL BE SIZED BY CALCULATIONS.
- TRIMMER JOISTS SHALL BE DOUBLED WHEN SUPPORTED HEADER IS BETWEEN 2' 7" AND 6' 7". TRIMMER JOISTS SHALL BE SIZED BY CALCULATIONS WHEN SUPPORTED HEADER EXCEEDS 6' 7".
- 2X2 CROSS BRIDGING REQUIRED NOT MORE THAN 6' 11" FROM EACH SUPPORT AND FROM OTHER ROWS OF BRIDGING.
- JOISTS SHALL BE SUPPORTED ON JOIST HANGERS AT ALL FLUSH BEAMS, TRIMMERS, AND HEADERS.
- JOISTS LOCATED UNDER PARALLEL NON-LOADBEARING PARTITIONS SHALL BE DOUBLED .

COLUMNS, BEAMS & LINTELS

- STEEL BEAMS AND COLUMNS SHALL BE SHOP PRIMED.
- MINIMUM 3 1/2" END BEARING FOR WOOD AND STEEL BEAMS, WITH 8" SOLID MASONRY BENEATH THE BEAM.
- STEEL COLUMNS TO HAVE MINIMUM OUTSIDE DIAMETER OF 3" AND MINIMUM WALL THICKNESS OF 3/16".
- WOOD COLUMNS FOR CARPORTS AND GARAGES SHALL BE MINIMUM 3 1/2" X 3 1/2"; IN ALL OTHER CASES EITHER 5 1/2" X 5 1/2" OR 7 1/4" ROUND, UNLESS CALCULATIONS BASED ON ACTUAL LOADS SHOW LESSER SIZES ARE ADEQUATE. ALL COLUMNS SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.
- MASONRY COLUMNS SHALL BE A MINIMUM OF 11 1/2"X 11 1/2" OR 9 1/2" X 15".
- PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS.

ROOF & CEILINGS

- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS LAYOUT.
- HIP AND VALLEY RAFTER SHALL BE 2" DEEPER THAN COMMON RAFTERS.
- 2X4 COLLAR TIES @ RAFTER SPACING WITH 1X4 CONTINUOUS BRACE AT MID SPAN IF COLLAR TIE EXCEEDS 7' 10" IN LENGTH.

NOTCHING & DRILLING OF TRUSSES, JOISTS, RAFTERS

- HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE MAXIMUM 1/4 X ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 2" FROM EDGES.
- NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF THE MEMBER WITHIN1/2 THE ACTUAL DEPTH FROM THE EDGE OF BEARING AND NOT GREATER THAN 1/3 JOIST DEPTH.
- WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN 2/3 THE DEPTH OF THE STUD REMAINS, IF LOAD BEARING, AND 1 1/2" IF NON-LOAD BEARING.
- ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN.

ROOFING

- FASTENERS FOR ROOFING SHALL BE CORROSION RESISTANT. ROOFING NAILS SHALL PENETRATE THROUGH OR AT LEAST 1/2" INTO ROOF SHEATHING.
- EVERY ASPHALT SHINGLE SHALL BE FASTENED WITH AT LEAST 4 NAILS.
- EAVE PROTECTION SHALL EXTEND 2' 11" UP THE ROOF SLOPE FROM THE EDGE, AND AT LEAST 12" FROM THE INSIDE FACE OF THE EXTERIOR WALL, AND SHALL CONSIST OF TYPE M OR TYPE S ROLL ROOFING LAID WITH MINIMUM 4" HEAD AND END LAPS CEMENTED TOGETHER, OR GLASS FIBRE OR POLYESTER FIBRE COATED BASE SHEETS, OR SELF SEALING COMPOSITE MEMBRANES CONSISTING OF MODIFIED BITUMINOUS COATED MATERIAL. EAVE PROTECTION IS NOT REQUIRED FOR UNHEATED BUILDINGS, FOR ROOFS EXCEEDING A SLOPE OF 1 IN 1.5 , OR WHERE A LOW SLOPE ASPHALT SHINGLE APPLICATION IS PROVIDED.
- OPEN VALLEYS SHALL BE FLASHED WITH 2 LAYERS OF ROLL ROOFING, OR 1 LAYER OF SHEET METAL MIN. 23 5/8" WIDE.
- FLASHING SHALL BE PROVIDED AT THE INTERSECTION OF SHINGLE ROOFS WITH EXTERIOR WALLS AND CHIMNEYS.
- SHEET METAL FLASHING SHALL CONSIST OF NOT LESS THAN .068" SHEET LEAD, 0.013" GALVANIZED STEEL, 0.013" COPPER, 0.014" ZINC, OR 0.019" ALUMINUM.

INSULATION & WEATHERPROOFING

REQUIRED EFFECTIVE THERMAL RESISTANCE (ETR):

BUILDINGS WITHOUT A HEAT-RECOVERY VENTILATOR

ASSEMBLY	RSI	R
CEILINGS BELOW ATTICS	8.67	49.23
CATHEDRAL CEILINGS AND FLAT ROOFS	4.67	26.52
WALLS	3.08	17.49
FLOORS OVER UNHEATED SPACES	4.67	26.52
FOUNDATION WALLS*	2.98	16.92
UNHEATED FLOORS**		
BELOW FROST LINE	UNINSULATED	UNINSULATED
ABOVE FROST LINE	1.96	11.13
HEATED FLOORS	2.32	13.17
SLABS-ON-GRADE WITH AN INTEGRAL FOOTING	1.96	11.13

BUILDINGS WITH A HEAT-RECOVERY VENTILATOR

ASSEMBLY	RSI	R
CEILINGS BELOW ATTICS	6.91	39.23
CATHEDRAL CEILINGS AND FLAT ROOFS	4.67	26.52
WALLS	2.97	16.86
FLOORS OVER UNHEATED SPACES	4.67	26.52
FOUNDATION WALLS	2.98	16.92
UNHEATED FLOORS		
BELOW FROST LINE	UNINSULATED	UNINSULATED
ABOVE FROST LINE	1.96	11.13
HEATED FLOORS	2.32	13.17
SLABS-ON-GRADE WITH AN INTEGRAL FOOTING	1.96	11.13

WINDOWS & SLIDING DOORS U-VALUE	1.8
SKYLIGHTS	2.8

- INSULATION SHALL BE PROTECTED WITH GYPSUM BOARD OR AN EQUIVALENT INTERIOR FINISH, EXCEPT FOR UNFINISHED BASEMENTS WHERE 6 MIL POLY IS SUFFICIENT FOR FIBREGLASS TYPE INSULATIONS.
- DUCTS PASSING THROUGH UNHEATED SPACE SHALL BE MADE AIRTIGHT WITH TAPE OR SEALANT.
- CAULKING SHALL BE PROVIDED FOR ALL EXTERIOR DOORS AND WINDOWS BETWEEN THE FRAME AND THE EXTERIOR CLADDING.
- WEATHERSTRIPPING SHALL BE PROVIDED ON ALL DOORS AND ACCESS HATCHES TO THE EXTERIOR, EXCEPT DOORS FROM A GARAGE TO THE EXTERIOR.
- EXTERIOR WALLS, CEILINGS AND FLOORS SHALL BE CONSTRUCTED SO AS TO PROVIDE A CONTINUOUS BARRIER TO THE PASSAGE OF WATER VAPOUR FROM THE INTERIOR AND TO THE LEAKAGE OF AIR FROM THE EXTERIOR.

GARAGE GAS PROOFING

- THE WALLS AND CEILING OF AN ATTACHED GARAGE SHALL BE CONSTRUCTED AND SEALED SO AS TO PROVIDE AN EFFECTIVE AIR BARRIER TO EXHAUST FUMES.
- ALL PLUMBING AND OTHER PENETRATIONS THROUGH THE WALLS AND CEILING SHALL BE CAULKED.
- DOORS BETWEEN DWELLING AND ATTACHED GARAGE MAY NOT OPEN INTO A BEDROOM AND SHALL BE WEATHERSTRIPPED AND HAVE A SELF CLOSER.

NATURAL VENTILATION

ROOF / ATTIC VENTILATION SHALL BE IN ACCORDANCE WITH BCBC 2024 9.19.1.1 "ROOF SPACES".

- EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/300 OF INSULATED AREA.
- INSULATED ROOF SPACES NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/150 OF INSULATED AREA.
- ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED WITH MIN 25% AT TOP OF THE SPACE AND 25% AT BOTTOM OF THE SPACE DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW OR INSECTS.
- UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 1.1 FT² OF VENTILATION FOR EACH 538 FT².
- MINIMUM NATURAL VENTILATION AREAS, WHERE MECHANICAL VENTILATION IS NOT PROVIDED, ARE:

BATHROOMS:	0.97 FT²
OTHER ROOMS:	3 FT²
UNFINISHED BASEMENT:	0.2% OF FLOOR AREA

DOORS AND WINDOWS

- WINDOW STANDARDS SHALL COMPLY WITH BCBC 2024 SECTION 9.7 "WINDOWS, DOORS & SKYLIGHTS"".
- EVERY BEDROOM SHALL CONTAIN AT LEAST A WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 3.8 FT² AND NO DIMENSION LESS THAN 15", WHICH IS OPENABLE FROM THE INSIDE WITHOUT TOOLS. MAXIMUM SILL HEIGHT 39" FOR FIN. FLOORS ABOVE GRADE.
- EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 6' 7" FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEADBOLT LOCK.
- THE PRINCIPAL ENTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT GLAZING OR A SIDELIGHT.

EXTERIOR WALLS

- NO WINDOWS OR OTHER UNPROTECTED OPENINGS ARE PERMITTED IN EXTERIOR WALLS LESS THAN 3' 11" FROM PROPERTY LINES.
- 5/8" FIRE RATED DRYWALL SHALL BE INSTALLED ON THE INSIDE FACE OF ATTACHED GARAGE EXTERIOR WALLS AND GABLE ENDS OF ROOFS WHICH ARE LESS THAN 3' 11" FROM PROPERTY LINES.
- NON COMBUSTIBLE CLADDING SHALL BE INSTALLED ON ALL EXTERIOR WALLS LESS THAN 24" FROM PROPERTY LINES.

CERAMIC TILE

- WHEN CERAMIC TILE IS APPLIED TO A MORTAR BED WITH ADHESIVE, THE BED SHALL BE A MINIMUM 1/2" THICK & REINFORCED WITH GALVANIZED DIAMOND MESH LATH, APPLIED OVER POLYETHYLENE ON SUBFLOORING ON JOISTS AT NO MORE THAN 16" O.C. WITH AT LEAST 2 ROWS CROSS BRIDGING.

ACCESS TO ATTICS & CRAWLSPACE

- ACCESS HATCH MINIMUM 22" X 24" (3.4 SQ FT)TO BE PROVIDED TO EVERY ROOF SPACE WHICH IS NOT LESS THAN 32 SQ FT IN AREA; NOT LESS THAN 39" IN WIDTH OR LENGTH AND NOT LESS THAN 24" IN HEIGHT OVER AT LEAST THE AREA DESCRIBED.
- ACCESS HATCH MINIMUM 20" X 28" TO BE PROVIDED TO EVERY CRAWL SPACE. OPENINGS SHALL BE FITTED WITH A DOOR OR HATCH, EXCEPT WHERE THE CRAWL SPACE IS HEATED AND THE ACCESS OPENING INTO THE CRAWL SPACE IS FROM AN ADJACANT HEATED SPACE.

ALARMS AND DETECTORS

- AT LEAST ONE SMOKE ALARM SHALL BE INSTALLED ON OR NEAR THE CEILING ON EACH FLOOR AND BASEMENT LEVEL 2' 11" OR MORE ABOVE AN ADJACENT LEVEL.
- SMOKE ALARMS SHALL BE INTERCONNECTED AND LOCATED IN EACH BEDROOM.
- A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON OR NEAR THE CEILING IN EVERY ROOM CONTAINING A SOLID FUEL BURNING FIREPLACE OR STOVE.

STAIRS

MAXIMUM RISE	7 7/8"
MINIMUM RUN	10"
MINIMUM TREAD	11"
MINIMUM HEAD ROOM	6' 5"
MINIMUM WIDTH	2' 10"

- CURVED STAIRS SHALL HAVE A MIN. RUN OF 6" AT ANY POINT AND A MINIMUM RUN OF 10" MEASURED 12" FROM C/L OF THE HANDRAIL AT THE NARROW END OF THE TREAD.
- WINDERS SHALL TURN THROUGH AN ANGLE OF NO MORE THAN 90°, NO LESS THAN 30° OR MORE THAN 45° PER TREAD, AND A MINIMUM RUN OF 6" AT TAPERED END.
- A LANDING MINIMUM 2' 11" IN LENGTH IS REQUIRED AT THE TOP OF ANY STAIR LEADING TO THE PRINCIPAL ENTRANCE TO A DWELLING, AND OTHER ENTRANCES WITH MORE THAN 3 RISERS.
- EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS REQUIRE FOUNDATIONS.

HANDRAILS AND GUARDS

- A HANDRAIL IS REQUIRED FOR INTERIOR STAIRS CONTAINING MORE THAN 2 RISERS AND EXTERIOR STAIRS CONTAINING MORE THAN 3 RISERS.
- GUARDS ARE REQUIRED AROUND EVERY ACCESSIBLE SURFACE WHICH IS MORE THAN 23 5/8" ABOVE THE ADJACENT LEVEL.
- INTERIOR AND EXTERIOR GUARDS MIN. 2' 11" HIGH. EXTERIOR GUARDS SHALL BE 3' 6" HIGH WHERE HEIGHT ABOVE ADJACENT SURFACE EXCEEDS 5' 11".
- GUARDS SHALL HAVE NO OPENINGS GREATER THAN 4", AND NO MEMBER BETWEEN 4" AND 2' 11" THAT WILL FACILITATE CLIMBING.

PLUMBING

- EVERY DWELLING REQUIRES A KITCHEN SINK, LAVATORY, WATER CLOSET, BATHTUB OR SHOWER STALL AND THE INSTALLATION OR AVAILABILITY OF LAUNDRY FACILITIES.
- A FLOOR DRAIN SHALL BE INSTALLED IN THE BASEMENT, AND CONNECTED TO THE SANITARY SEWER WHERE GRAVITY DRAINAGE IS POSSIBLE. IN OTHER CASES, IT SHALL BE CONNECTED TO A STORM DRAINAGE SYSTEM, DITCH OR DRY WELL.

ELECTRICAL

- AN EXTERIOR LIGHT CONTROLLED BY AN INTERIOR SWITCH IS REQUIRED AT EVERY ENTRANCE.
- A LIGHT CONTROLLED BY A SWITCH IS REQUIRED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, UTILITY ROOM, LAUNDRY ROOM, DINING ROOM, BATHROOM, VESTIBULE, HALLWAY, GARAGE AND CARPORT. A SWITCHED RECEPTACLE MAY BE PROVIDED INSTEAD OF A LIGHT IN BEDROOMS AND LIVING ROOMS.
- STAIRS SHALL BE LIGHTED, AND EXCEPT WHERE SERVING AN UNFINISHED BASEMENT SHALL BE CONTROLLED BY A 3 WAY SWITCH AT THE HEAD AND FOOT OF THE STAIRS.
- BASEMENTS REQUIRE A LIGHT FOR EACH 323 FT², CONTROLLED BY A SWITCH AT THE HEAD OF THE STAIRS.
- INSTALLATION OF ELECTRICAL ITEMS MUST COMPLY WITH THE BC ELECTRICAL CODE AND REGULATIONS & WITH THE LOCAL ELECTRICAL POWER SUPPLIER'S REGULATIONS IN ALL RESPECTS.

MECHANICAL VENTILATION

- INSTALLATION OF ENTIRE HEATING SYSTEM MUST COMPLY WITH MANUFACTURER'S DIRECTIONS (WHERE APPLICABLE) AND CONFORM TO LOCAL CODES AND REGULATIONS IN ALL RESPECTS.
- GAS CONNECTION WILL REQUIRE A SEPARATE PERMIT AND INSPECTION.
- FUEL BURNING APPLIANCES, INCLUDING FURNACES, FIREPLACES AND STOVES, TO BE PROVIDED WITH COMBUSTION AIR SUPPLY FROM EXTERIOR.

FINISHES

- EXTERIOR DOORS SHALL BE SOLID CORE/INSULATED AND WEATHER-STRIPPED. GARAGE DOORS TO DWELLING SHALL BE SOLID CORED/INSULATED, WEATHER-STRIPPED AND SELF-CLOSING.
- FLASH AT ALL HORIZONTAL CHANGES IN EXTERIOR FINISHING AND CAULK AROUND ALL EXTERIOR OPENINGS. FLASH OVER ALL UNPROTECTED OPENINGS.
- WINDOW AND DOORS SIZES SHOWN ARE 'WIDTH' BY 'HEIGHT'.
- OPENINGS IN PARTITIONS SHOWN WITHOUT DOORS ARE FULL HEIGHT UNLESS SHOWN AS AN ARCH. ARCHES ARE FRAMED 7' HIGH UNLESS OTHERWISE NOTED.
- ALL BATHROOMS SHALL HAVE A WALL MEDICINE CABINET.

NOTE:
THE EFFECTIVE INSULATION VALUE OF BUILDING ENVELOPE ASSEMBLIES SHALL NOT BE REDUCED BY DWV AND WATER SERVICE PIPING OR HEATING AND COOLING DUCTING. DUCTING AND PIPING PATHWAYS SHALL BE INBOARD OF THE EXTERIOR ASSEMBLIES IN INTERIOR WALLS, FURRED OUT WALLS INBOARD OF EXTERIOR WALLS AND FRAMED DROPS. ALTERNATIVELY, WHEN DESIGN CONSTRAINTS MAKE IT IMPOSSIBLE FOR HEATING AND COOLING DUCTS TO BE LOCATED WITHIN CONDITIONED SPACE, THEY SHALL NOW BE INSULATED TO THE EFFECTIVE VALUE REQUIRED FOR THE EXTERIOR WALLS.

NOTES:

- CONTRACTORS & SUBCONTRACTORS RESPONSIBLE FOR CHECKING ALL DETAILS & DIMENSIONS WHILE REPORTING ANY DISCREPANCIES TO OWNER.
- ENGINEERING, REQUIRED FOR CONCRETE WORK IS THE RESPONSIBILITY OF THE OWNER. FOUNDATION DESIGN TO BE CHECKED BY LOCAL ENGINEER TO SUIT SOIL CONDITIONS.
- ELECTRICAL, PLUMBING & MECHANICAL SYSTEMS TO BE DETERMINED BY INSTALLING CONTRACTORS.
- TRUSS MANUFACTURERS DESIGN TAKES PRECEDENCE.
- FLOOR SYSTEM MANUFACTURERS DESIGN TAKES PRECEDENCE.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY PLANS WITH ALL LOCAL BUILDING AUTHORITIES & CODE BOTH MUNICIPAL & GOVERNMENTAL.
- THESE DRAWINGS HAVE BEEN PRODUCED BY R.PIVA DRAFTING SERVICES WITH THE UTMOST CARE. HOWEVER, DOES NOT TAKE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

NOTE:

RADON MITIGATION SHALL NOW INCLUDE PASSIVE SYSTEMS PIPED FROM A 4" GRAVEL UNDERSLAB LAYER THROUGH TO EXTERIOR TERMINATION. ACTIVE INLINE FANS ARE NOT REQUIRED, BUT THEIR FUTURE INSTALLATION SHOULD BE ANTICIPATED WITH THE INSTALLATION OF WIRING ROUGHED-IN TO A SUITABLE FAN LOCATION.

A RADON VENT PIPE NOT LESS THAN 100 MM IN DIAMETER SHALL BE CONSTRUCTED SO AS TO BE AIR-TIGHT AND INSTALLED THROUGH THE FLOOR-ON-GROUND SUCH THAT
I) IT OPENS INTO EACH CONTIGUOUS AREA OF THE GRANULAR LAYER AND NOT LESS THAN 100MM OF GRANULAR MATERIAL SHALL PROJECT BEYOND THE TERMINUS OF THE PIPE MEASURED ALONG ITS AXIS (SEE A9.13.4.3.(2)(B)(I) AND (3)(B)(I) IN APPENDIX A),
II) IT TERMINATES NOT LESS THAN 1 M ABOVE AND NOT LESS THAN 3.5 M IN ANY OTHER DIRECTION FROM ANY AIR INLET, DOOR OR OPENABLE WINDOW,
III) IT TERMINATES NOT LESS THAN 2 M ABOVE AND NOT LESS THAN 3.5 M IN ANY OTHER DIRECTION FROM A ROOF THAT SUPPORTS AN OCCUPANCY,
IV) IT TERMINATES NOT LESS THAN 1.8 M FROM A PROPERTY LINE,
V) IT IS SHIELDED FROM THE WEATHER IN ACCORDANCE WITH SENTENCE 6.2.3.12.(3),
VI) IT IS PROTECTED FROM FROST CLOSURE BY INSULATING THE PIPE OR BY SOME OTHER MANNER, IF SUBJECT TO FROST CLOSURE,
VII) THE ACCUMULATION OF MOISTURE IN THE PIPE IS PREVENTED, AND
VIII) IT IS CLEARLY LABELLED "RADON VENT PIPE" EVERY 1.2 M AND AT EVERY CHANGE IN DIRECTION.

WINDOW & DOOR FLASHING METHODOLOGY:

THE FOLLOWING IS THE APPROVED STEP BY STEP METHOD OF INSTALLING FLASHINGS ABOUT WINDOW AND DOOR OPENINGS TO BE FOLLOWED ON THE JOBSITE:

FIRSTLY WINDOW SILL PLATES ARE TO BE INSTALLED WITH AN APPROX. 5 DEGREE TILT TO THE EXTERIOR.

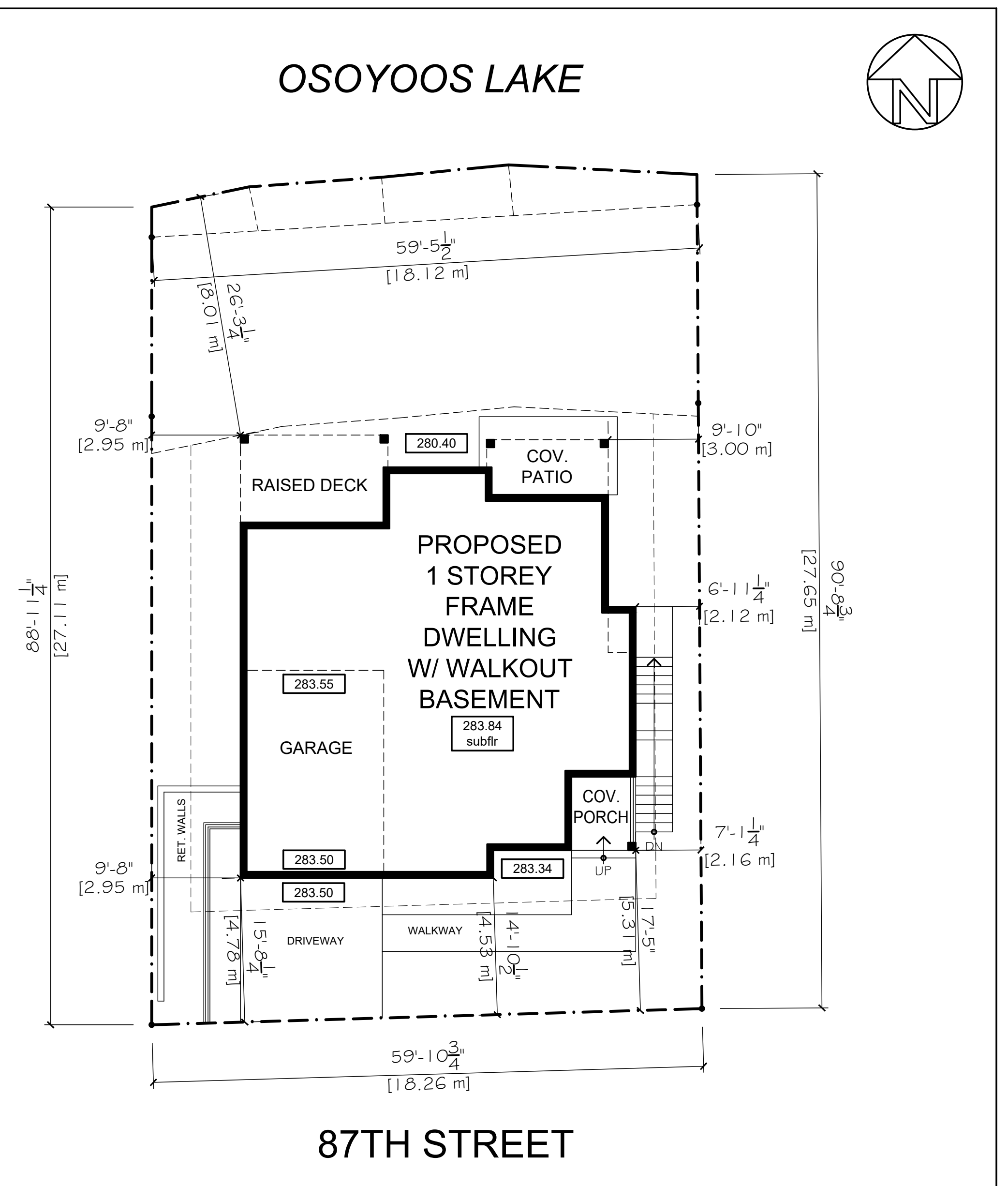
USING THE "FULLY ADHERED METHOD" OF SECURING THE HOUSE WRAP, START AT THE HEAD OF THE WINDOW, CUT THE HOUSE WRAP FLUSH WITH THE U/S OF THE HEADER AND THEN VERTICALLY ABOUT 8" UP ON EACH SIDE, TEMPORARILY SECURING THE WRAP UP AND OUT OF THE WAY. THEN SLICE THE SIDES, BUT DO SO APPROX. 3" INSIDE OF THE WINDOW JAMB OPENING WHEREAS AT THE SILL, CUT IT STRAIGHT ACROSS AND FLUSH WITH THE TOP EDGE OF THE SILL.

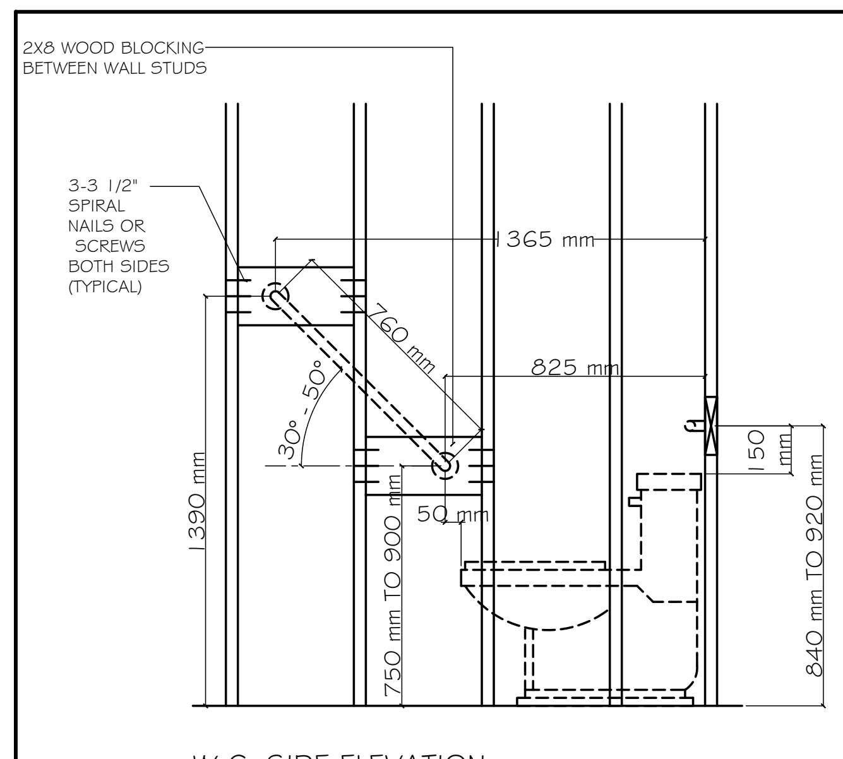
THEN APPLY THE APPROVED SELF ADHESIVE FLASHING TAPE, STARTING AT THE SILL AND WORKING TO THE HEAD OF THE OPENING. THIS NEEDS TO BE (12" WIDE) CUT APPROX. 12" WIDER THAN THE SILL OPENING, START IN THE CENTRE OF THE OPENING AND ADHERE IT TO THE HOUSE WRAP THEN PRESS AGAINST THE WINDOW OPENING UNTIL SECURE, THEN WORK EACH DIRECTION FROM THE MIDDLE, WORKING THE CORNER TO FORM THE MEMBRANE IN PLACE AS OPPOSED TO CUTTING IT AND THE MEMBRANE WILL NOW EXTEND ABOUT 6" UP EACH SIDE OF THE WINDOW OPENING IN ONE PIECE. CUT THE SIMILAR WIDTH PIECES FOR EACH SIDE OF THE WINDOW OPENING AND ADHERE THE MEMBRANE IN THE SAME FASHION. REPEAT FOR THE HEAD.

NEXT, USING AN APPROVED WINDOW SEALANT, APPLY A GENEROUS BEAD ON THE INSIDE FACE OF THE ATTACHMENT FLANGES OF THE WINDOW, TOP AND SIDES, BUT NOT THE BOTTOM AND SET THE WINDOW IN PLACE, ENSURING IT'S SQUARE AND PLUMB. FASTEN SECURELY.

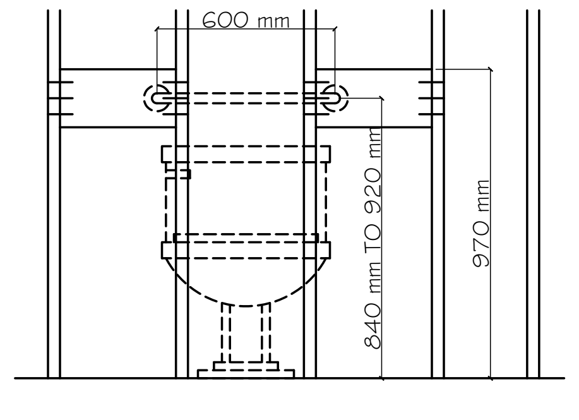
NOW INSTALL MORE OF THE APPROVED SELF ADHESIVE FLASHING TAPE ON EACH SIDE OF THE WINDOW KEEPING ABOUT 1/4" - 1/2" EXTENDING ONTO THE ACTUAL FLANGE AND PAT IT SECURELY INTO PLACE, REPEAT FOR THE HEAD SECTION AS WELL. NEXT, USING OUR APPROVED WINDOW SEALANT, APPLY A GENEROUS BEAD ON THE TOP EDGE OF THE WINDOW BEFORE NESTLING THE PREFABRICATED METAL DRIP FLASHING IN PLACE, THEN SECURE THE DRIP FLASHING AND INSTALL ANOTHER LAYER OF FLASHING TAPE ON TOP OF THE PREFABRICATED DRIP FLASHING ENSURING TO CUT THE TAPE LONGER THAN THE FLASHING ITSELF.
UNFOLD THE HOUSE WRAP AT THE HEAD OF THE OPENING BACK DOWN AND NOW OVER TOP OF THE DRIP FLASHING AND TAPE IT IN PLACE BY USING THE "SKIP METHOD" (INTERMITTENT PIECES OF TAPE, LEAVING SMALL GAPS FOR ANY TRAPPED MOISTURE TO ESCAPE).

WINDOW AND/OR DOORS ARE NOW INSTALLED AND SEALED AS PER CURRENT BCBC REQUIREMENTS

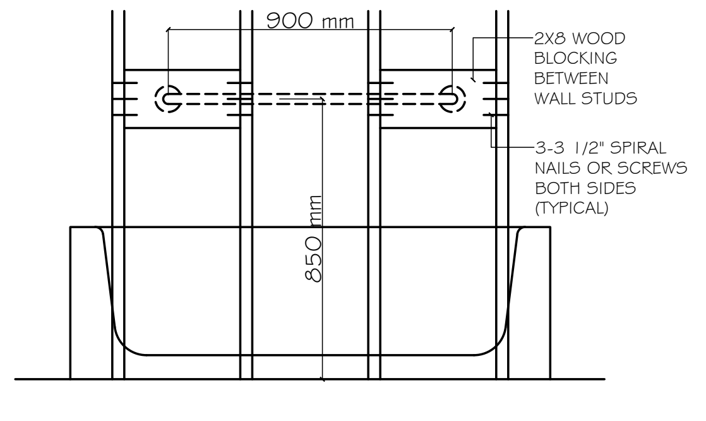




W.C. SIDE ELEVATION



W.C. FRONT ELEVATION



SHOWER / TUB WALL SIDE ELEVATION

GRAB BAR REINFORCEMENT

REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR IN THE MAIN BATHROOM OF A DWELLING UNIT. IF GRAB BAR IS NOT INSTALLED AT TIME OF CONSTRUCTION, BLOCKING FOR BOTH CONFIGURATIONS AT SIDE OF WATER CLOSET IS REQUIRED.

GRAB BAR INSTALLATION SPECIFICATIONS

1. BESIDE WATER CLOSET

MIN. 760mm LONG GRAB BAR MOUNTED AT A 30° TO 50° ANGLE SLOPING UPWARDS AWAY FROM WATER CLOSET W/ LOWER END OF BAR MOUNTED 750mm TO 900mm A.F.F. AND 50mm IN FRONT OF TOILET BOWL.

2. BEHIND WATER CLOSET

MIN. 600mm LONG GRAB BAR MOUNTED HORIZ. ON WALL 840mm TO 920mm ABOVE THE FLOOR AND 150mm ABOVE THE WATER TANK IF APPLICABLE.

3. BEHIND BATHTUB OR SHOWER

MIN. 900mm LONG GRAB BAR MOUNTED HORIZ. ON WALL APPROXIMATELY 850mm ABOVE FINISHED FLOOR. LOCATE OPPOSITE SHOWER ENTRANCE SO THAT NOT LESS THAN 300mm OF ITS LENGTH IS AT ONE SIDE OF THE SEAT.

4. GRAB BAR ATTACHMENT

GRAB BAR MUST BE ATTACHED WITH SCREWS WHICH PENETRATE AT LEAST 52mm INTO THE SOLID BLOCKING.

GRAB BAR WALL REINFORCING DETAILS

SCALE 1/2" = 1'-0"

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*DRAWINGS ARE NOT TO BE SCALED.

LEGAL DESCRIPTION:
LOT A
DISTRICT LOT 2450S
SIMILKAMEEN DIVISION
YALE DISTRICT PLAN EPP55486

ZONING BYLAW 1540 - R2

MINIMUM SETBACKS:

FRONT YARD	3.7M	A2022.022-DVP
REAR YARD	8.0M	RAPR report #7224B
INT SIDE YARD	1.5M	
WEST SIDE YARD	1.3M	A2022.022-DVP
MAX BLDG HT	10.0M	
MAX PARCEL COVER	40%	

SUMMARY OF AREAS :

	(SQ FT)
LOT AREA	5437.7
DWELLING AREA:	
1ST FLOOR	1352
BASEMENT FLOOR	1696
TOTAL	3048 (0.56)
LOT COVERAGE:	
DWELLING	1367
GARAGE AREA	352
FRONT PORCH AREA	56
RAISED DECK AREA	148
TOTAL LOT COVERAGE	1923 (35.3 %)

DRAWING LIST:

A-1 SITE PLAN & GENERAL NOTES
A-2 FOUNDATION PLAN
A-3 BASEMENT PLAN
A-4 1ST FLOOR PLAN
A-5 ROOF PLAN
A-6 ELEVATIONS
A-7 ELEVATIONS
A-8 SECTIONS A & B
A-9 SECTIONS C & D

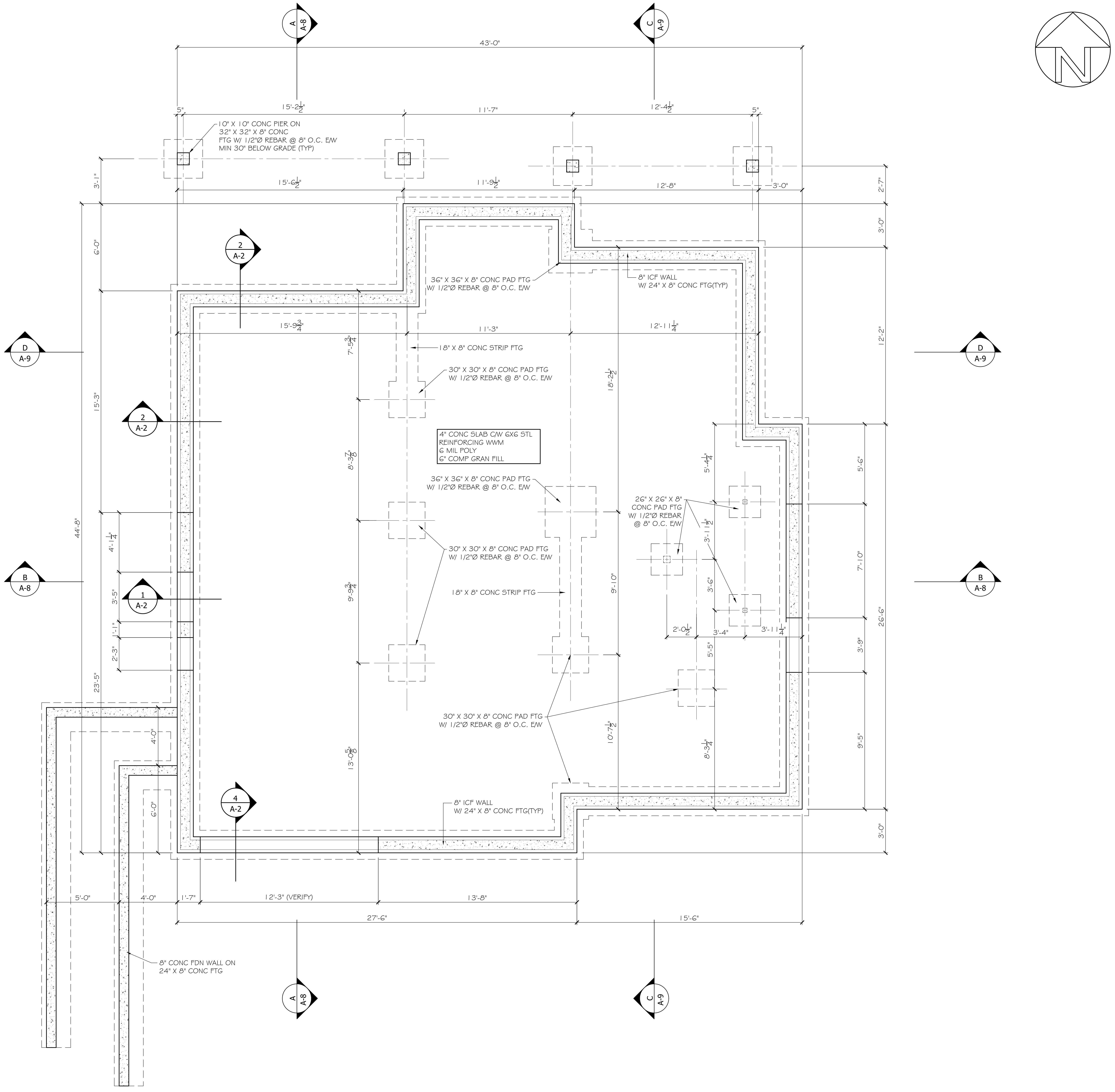
No.	Revision/Issue	Date

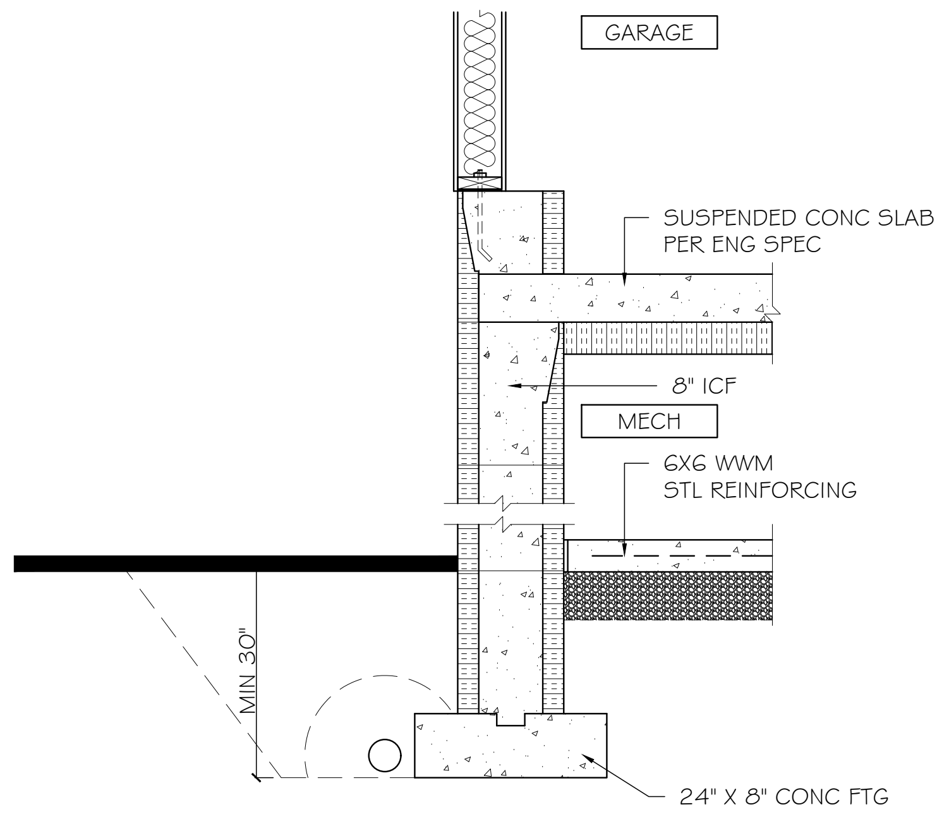
R. PIVA
DRAFTING SERVICES
1453 Columbia Avenue
Trail, BC, V1R 1J7
Tel: (250) 364-2599
Email: aviprrp@gmail.com

Project Name & Address:
PROPOSED TWO STOREY FRAME
DWELLING FOR:
PAUL MAILEY
16427 87TH STREET
OSOYOOS, BC

Title:
SITE PLAN &
GENERAL NOTES

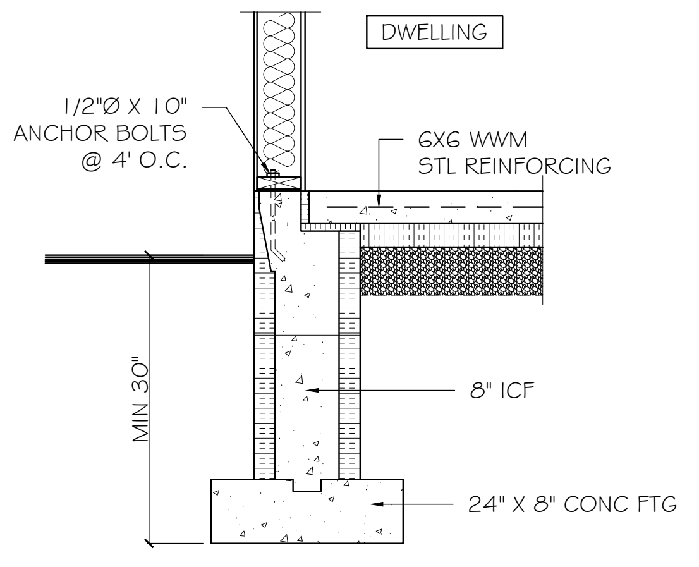
Project: 24-56
Date: SEPT 25, 2024
Scale: 1/16"=1'
Sheet: A-1





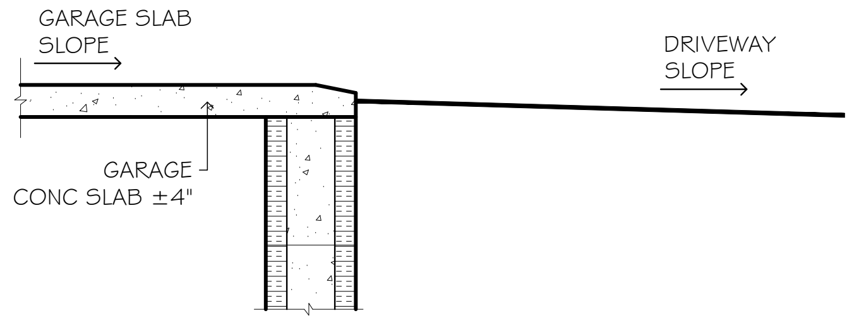
1 FOUNDATION DETAIL

Scale: 1/2" = 1'-0"



2 FOUNDATION DETAIL

Scale: 1/2" = 1'-0"



4 GARAGE APRON DETAIL

Scale: 1/2" = 1'-0"

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General Notes

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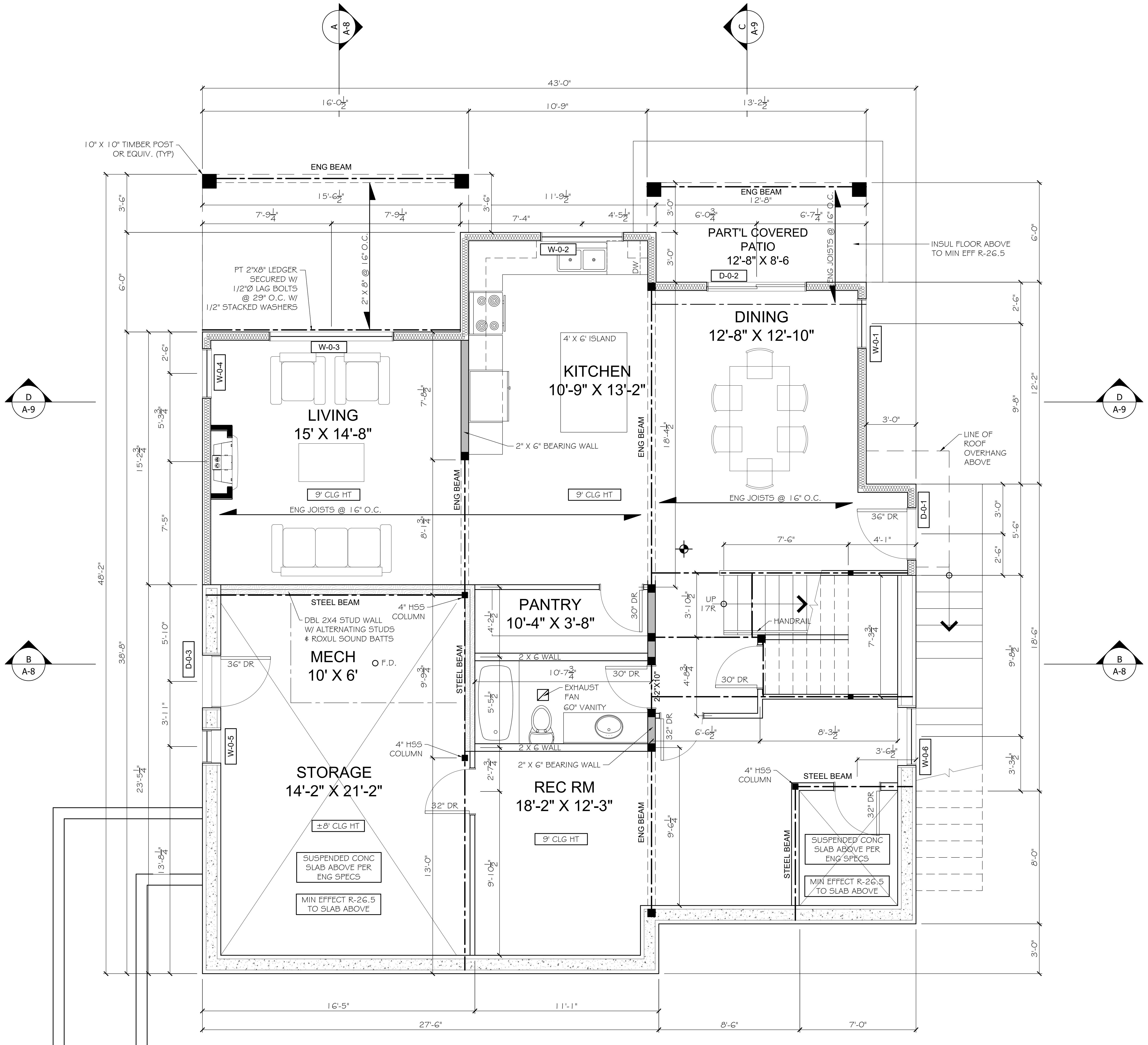
Project Name & Address:

PROPOSED TWO STOREY FRAME
DWELLING FOR:
PAUL MAILEY
16427 87TH STREET
OSOYOOS, BC

Title:
FOUNDATION PLAN

Project 24-56	**Sheet** A-2
Date SEPT 25, 2024	
Scale 1/4"= 1'	



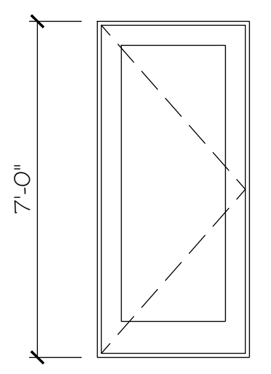
WOOD STAIRS SHALL COMPLY WITH BCBC 2018
9.8 "STAIRS, RAMPS, HANDRAILS & GUARDS"
9.8.7 HANDRAILS
9.8.8 GUARDS
9.8.9 CONSTRUCTION

⌖ DENOTES COMBINATION SMOKE/CO2 DETECTOR MOUNTED ON CEILING

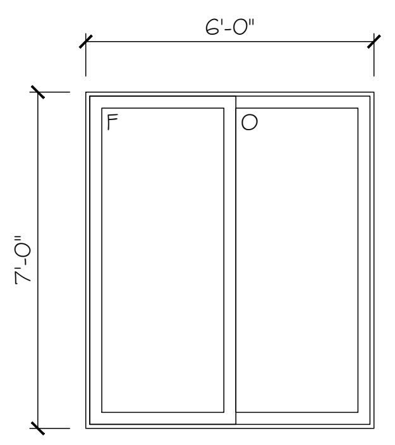
NOTE: ALL LINTELS 2-2X10 UNLESS OTHERWISE NOTED.

NOTE:
- DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR SHEATHING TO CENTER OF PARTITION WALLS UNLESS OTHERWISE NOTED.
- FACE OF EXTERIOR SHEATHING & FOUNDATION WALL TO BE FLUSH.
- OPENING SIZES SHOWN ARE W X H & RSO

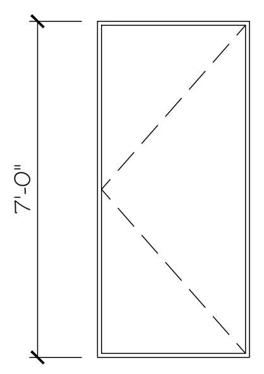
BASEMENT AREA	=	1696 SQ FT
COVER PATIO 1	=	78 SQ FT
COVER PATIO 2	=	148 SQ FT



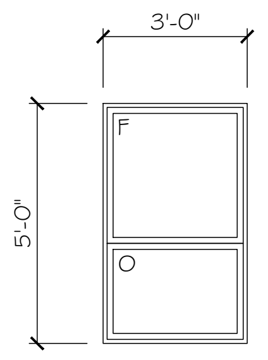
D-0-1
- BASEMENT ENTRY
- 36" DR



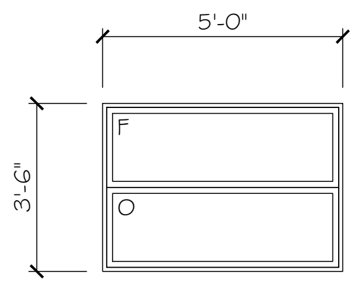
D-0-2
- DINING



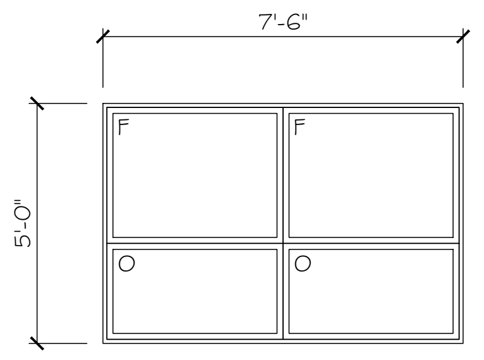
D-0-3
- BASEMENT ENTRY
- 36" DR



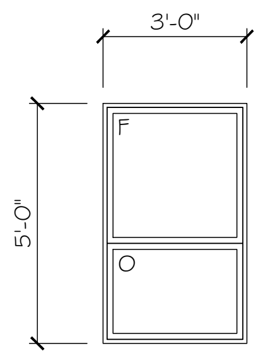
W-0-1
- DINING



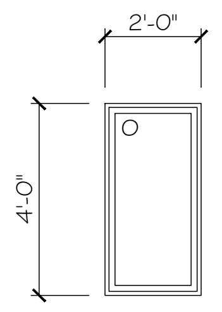
W-0-2
- KITCHEN



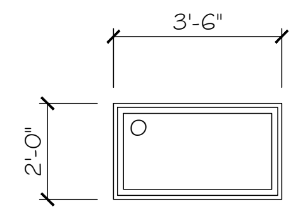
W-0-3
- LIVING



W-0-4
- LIVING



W-0-5
- MECH



W-0-6
- REC ROOM

NOTE:
- SIZES SHOWN ARE RSO.
- UNITS ARE VIEWED FROM THE EXTERIOR.
- O = OPENING; F = FIXED

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General Notes

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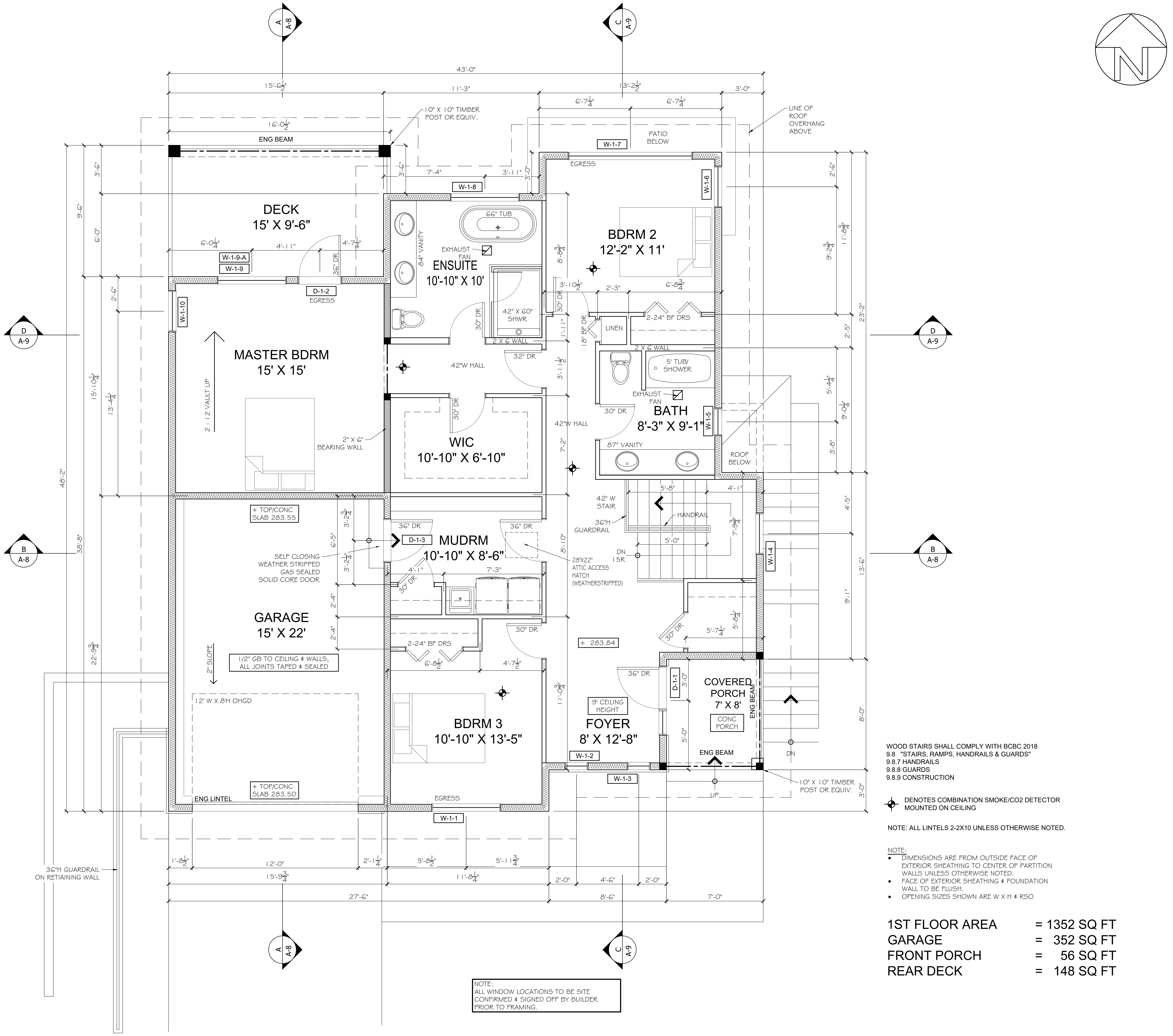
R. PIVA
DRAFTING SERVICES

1453 Columbia Avenue
Trail, BC, V1R 1J7
Tel: (250) 364-2599 Email: aviprrp@gmail.com

Project Name & Address:
PROPOSED TWO STOREY FRAME
DWELLING FOR:
PAUL MAILEY
16427 87TH STREET
OSOYOOS, BC

Title:
BASEMENT PLAN

Project: 24-56
Date: SEPT 25, 2024
Scale: 1/4"=1'
Sheet: A-3



WOOD STAIRS SHALL COMPLY WITH BCBC 2018
9.8 "STAIRS, RAMPS, HANDRAILS & GUARDS"
9.8.7 HANDRAILS
9.8.8 GUARDS
9.8.9 CONSTRUCTION

⌖ DENOTES COMBINATION SMOKE/CO2 DETECTOR MOUNTED ON CEILING

NOTE: ALL LINTELS 2-2X10 UNLESS OTHERWISE NOTED.

NOTE:
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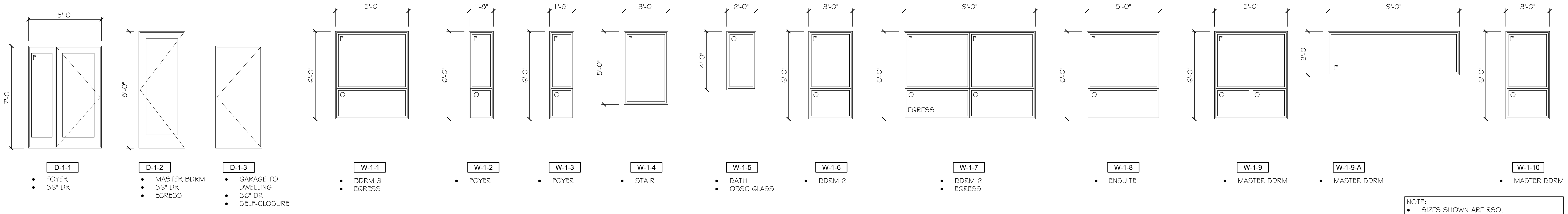
- FACE OF EXTERIOR SHEATHING & FOUNDATION WALL TO BE FLUSH.
- OPENING SIZES SHOWN ARE W X H & RSO

1ST FLOOR AREA = 1352 SQ FT
GARAGE = 352 SQ FT
FRONT PORCH = 56 SQ FT
REAR DECK = 148 SQ FT

NOTE:
ALL WINDOW LOCATIONS TO BE SITE CONFIRMED & SIGNED OFF BY BUILDER PRIOR TO FRAMING.



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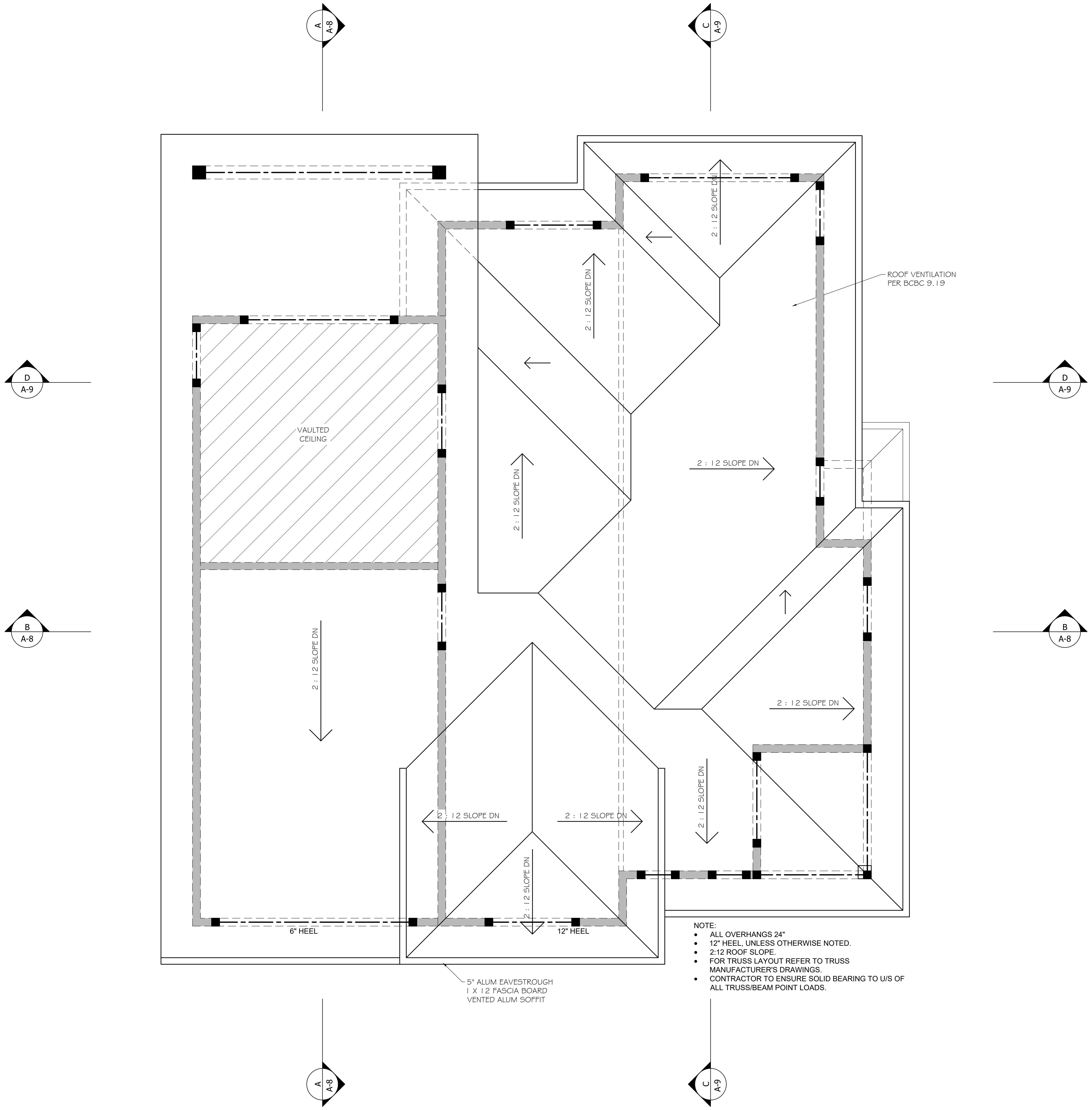
Email: aviprrp@gmail.com

Project Name & Address:
PROPOSED TWO STOREY FRAME
DWELLING FOR:
PAUL MAILEY
16427 87TH STREET
OSOYOOS, BC

Title: 1ST FLOOR PLAN

Project 24-56
Date SEPT 25, 2024
Scale 1/4"= 1'
Sheet A-4



NOTE:
- ALL OVERHANGS 24"
- 12" HEEL, UNLESS OTHERWISE NOTED.
- 2:12 ROOF SLOPE.
- FOR TRUSS LAYOUT REFER TO TRUSS MANUFACTURER'S DRAWINGS.
- CONTRACTOR TO ENSURE SOLID BEARING TO U/S OF ALL TRUSS/BEAM POINT LOADS.

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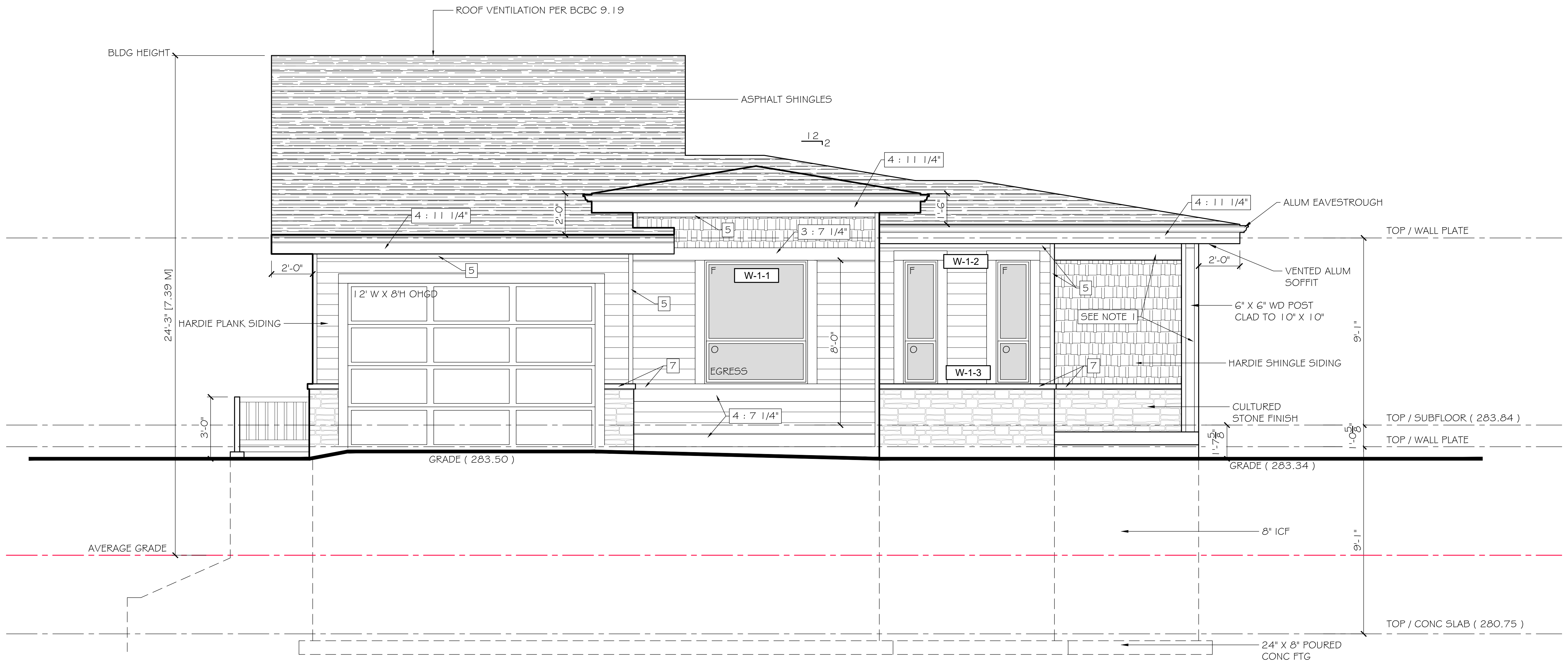
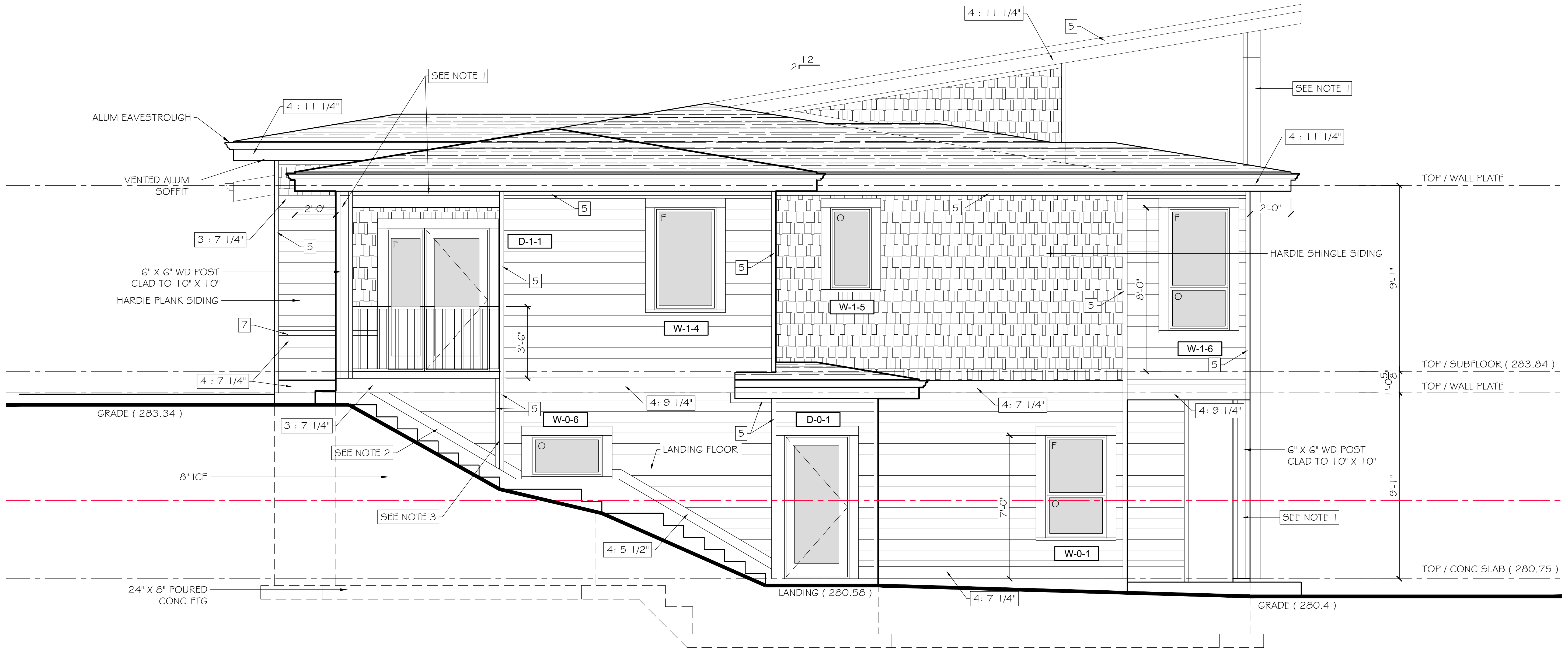
PAUL MAILEY
16427 87TH STREET
OSOYOOS, BC

Title: ROOF PLAN

Project 24-56
Date SEPT 25, 2024
Scale 1/4"=1'
Sheet A-5



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR FINISH NOTES:

- *TYPICAL WINDOW/DOOR TRIM SURROUND :*
  - HEADER TRIM 5 1/2" HARDIE TRIM 5/4 NT3 SMOOTH
  - JAMB TRIM 5 1/2" HARDIE TRIM 4/4 NT3 SMOOTH
  - SILL 2" X 3" EXTERIOR TRIM WITH PREFINISHED METAL CAP FLASHING (WHITE)

EXTERIOR CLADDING LEGEND: # : DIMENSION

1	HARDIE PLANK LAP SIDING 6 1/4"
2	HARDIE SHINGLE STRAIGHT EDGE PANEL
3	HARDIE TRIM 5/4 NT3 SMOOTH FINISH
4	HARDIE TRIM 4/4 NT3 SMOOTH FINISH
5	HARDIE TRIM SMOOTH BATTEN BOARDS 2 1/2"
6	2" X 3" EXTERIOR TRIM WITH PREFINISHED METAL CAP FLASHING (WHITE)
7	
8	NATURAL OR CULTURED STONE FINISH

NOTES:

1. BEAMS & COLUMNS CLAD WITH 4/4 NT3 HARDIE TRIM WITH CORNER TRIMS.
2. PROVIDE DRIP FOR CONCRETE PATIO DRAINAGE.
3. PROVIDE WALL FLASHING & TRIMS TO ACCOMMODATE WALL THICKNESS ADJUSTMENT CHANGE.
4. FOUNDATIONS ARE BEING CONSTRUCTED WITH ICF FORMWORK REQUIRING FLASHING TO BEINSTALLED BELOW THE LOWER HARDIE TRIM BOARD BAND TO ACCOMMODATE THE DIFFERING THICKNESSES OF THE FRAMED WALL VS FOUNDATION.

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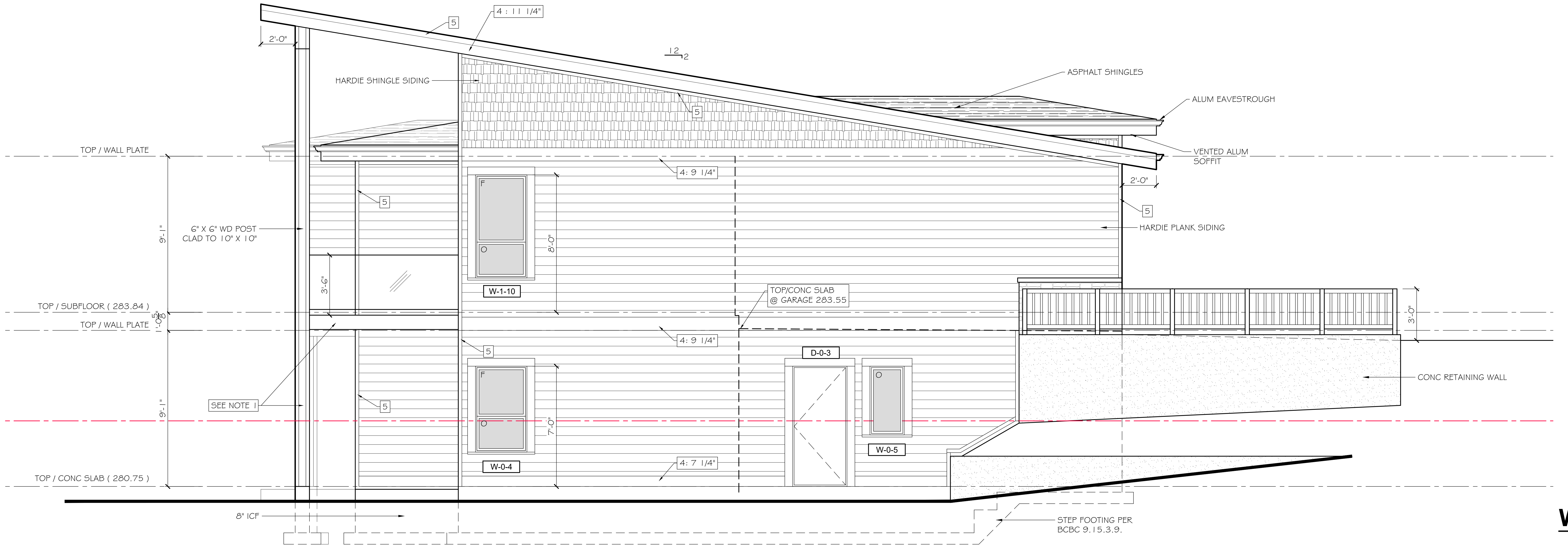
Project Name & Address:

PROPOSED TWO STOREY FRAME
DWELLING FOR:
PAUL MAILEY
16427 87TH STREET
OSOYOOS, BC

Title:
SOUTH & EAST
ELEVATIONS

Project 24-56
Date SEPT 25, 2024
Scale 1/4"=1'
Sheet A-6

NORTH ELEVATION



WEST ELEVATION

EXTERIOR FINISH NOTES:

- *TYPICAL WINDOW/DOOR TRIM SURROUND :*
  - HEADER TRIM 5 1/2" HARDIE TRIM 5/4 NT3 SMOOTH
  - JAMB TRIM 5 1/2" HARDIE TRIM 4/4 NT3 SMOOTH
  - SILL 2" X 3" EXTERIOR TRIM WITH PREFINISHED METAL CAP FLASHING (WHITE)

EXTERIOR CLADDING LEGEND: # : DIMENSION

1	HARDIE PLANK LAP SIDING 6 1/4"
2	HARDIE SHINGLE STRAIGHT EDGE PANEL
3	HARDIE TRIM 5/4 NT3 SMOOTH FINISH
4	HARDIE TRIM 4/4 NT3 SMOOTH FINISH
5	HARDIE TRIM SMOOTH BATTEN BOARDS 2 1/2"
6	2" X 3" EXTERIOR TRIM WITH PREFINISHED METAL CAP FLASHING (WHITE)
7	
8	NATURAL OR CULTURED STONE FINISH

NOTES:

1. BEAMS ≢ COLUMNS CLAD WITH 4/4 NT3 HARDIE TRIM WITH CORNER TRIMS.
2. PROVIDE DRIP FOR CONCRETE PATIO DRAINAGE.
3. PROVIDE WALL FLASHING ≢ TRIMS TO ACCOMMODATE WALL THICKNESS ADJUSTMENT CHANGE.
4. FOUNDATIONS ARE BEING CONSTRUCTED WITH ICF FORMWORK REQUIRING FLASHING TO BEINSTALLED BELOW THE LOWER HARDIE TRIM BOARD BAND TO ACCOMMODATE THE DIFFERING THICKNESSES OF THE FRAMED WALL VS FOUNDATION.

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*DRAWINGS ARE NOT TO BE SCALED.

General Notes

No.	Revision/Issue	Date

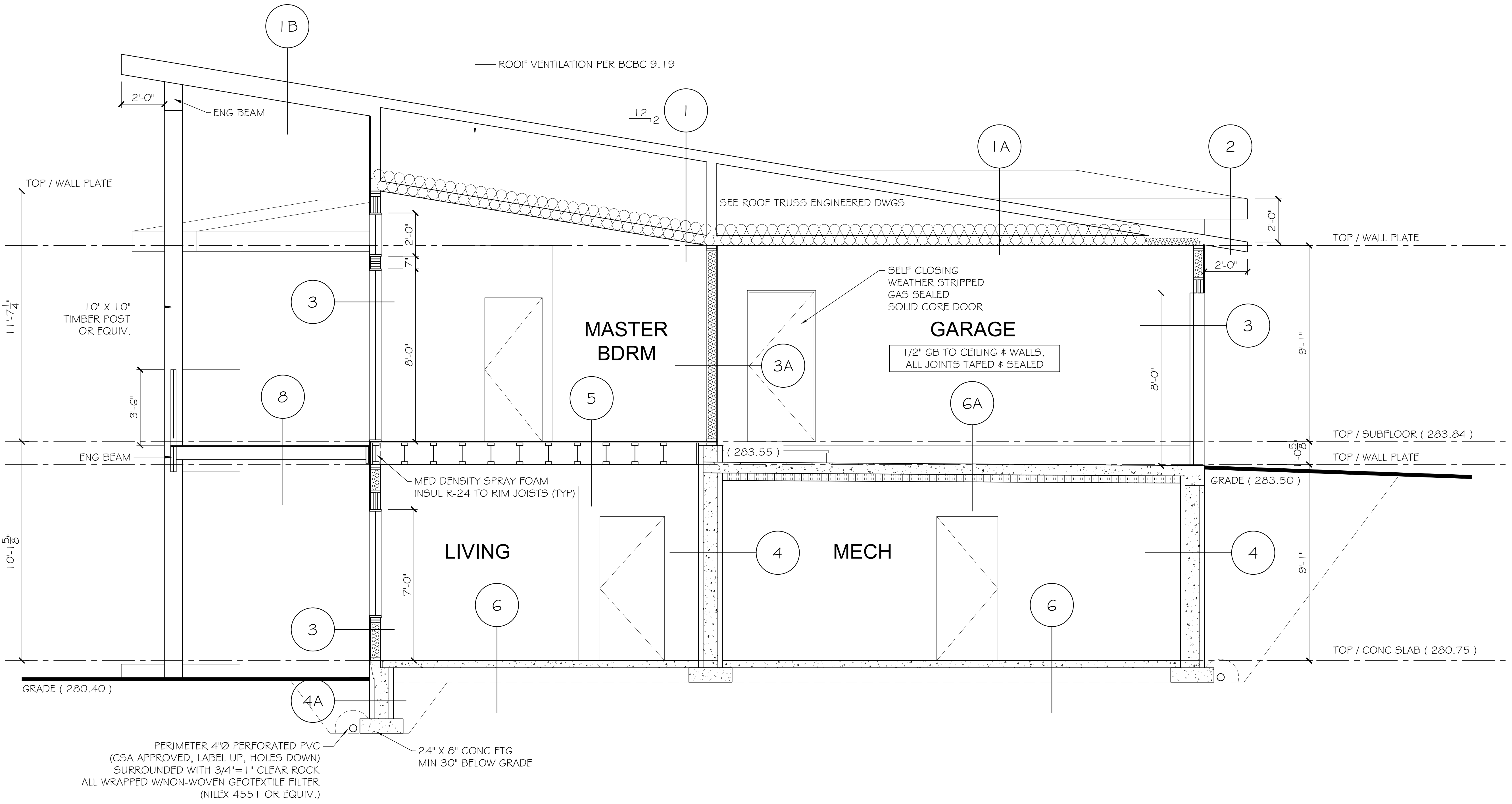
R. PIVA
DRAFTING SERVICES

1453 Columbia Avenue
Trail, BC, V1R 1J7
Tel: (250) 364-2599
Email: aviprrp@gmail.com

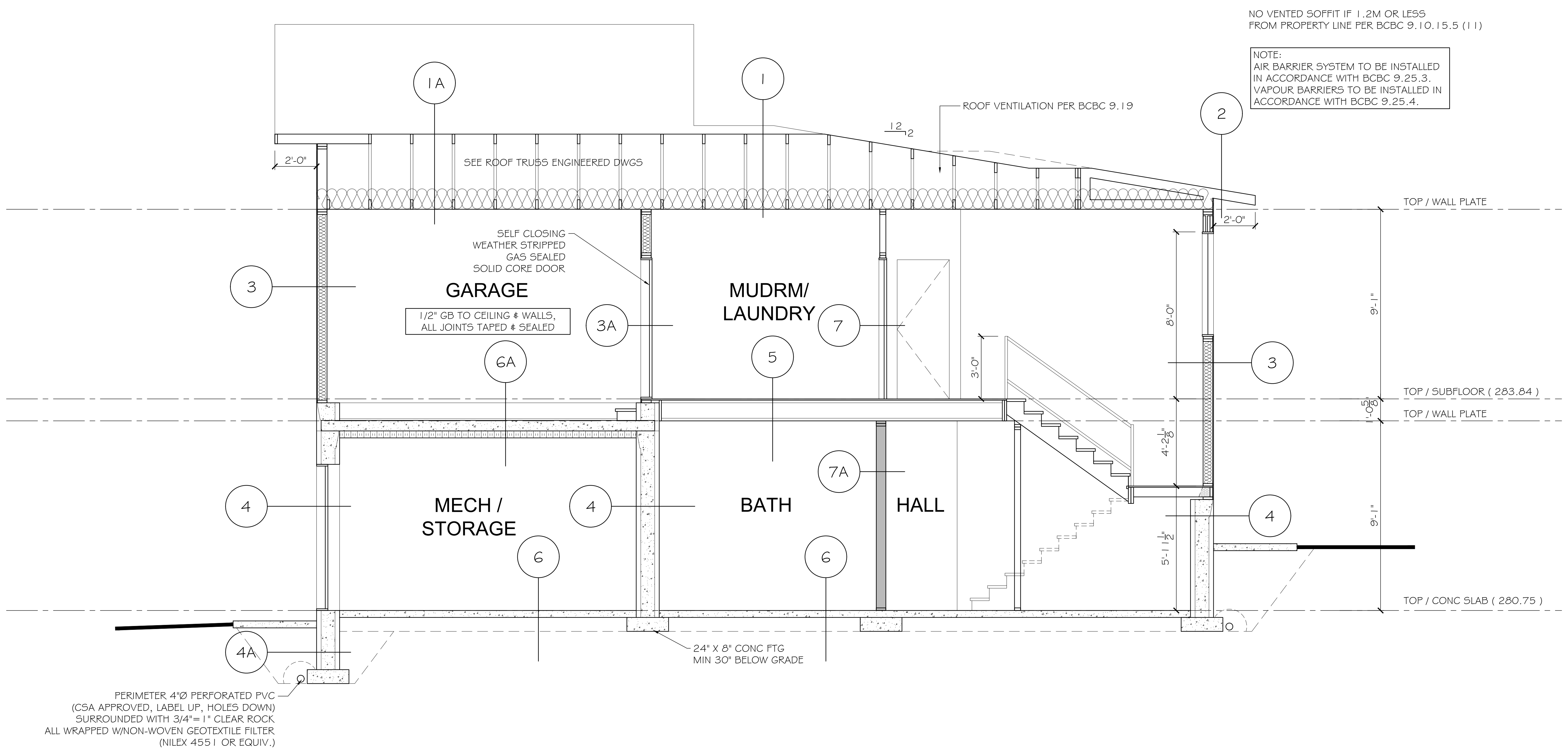
Project Name & Address:
PROPOSED TWO STOREY FRAME
DWELLING FOR:
PAUL MAILEY
16427 87TH STREET
OSOYOOS, BC

Title:
NORTH & WEST
ELEVATIONS

Project 24-56
Date SEPT 25, 2024
Scale 1/4"=1'
Sheet A-7



SECTION A



SECTION B

(1) ROOF CONSTRUCTION
- ASPHALT SHINGLES
- ROOF UNDERLAYMENT
- 7/16" OSB / PLY SHEATHING
- ENGINEERED ROOF TRUSSES @ 24" O.C.
- R-60 INSULATION
- 6 MIL POLY
- 1/2" G.B.

(1A) ROOF CONSTRUCTION (GARAGE)
- ASPHALT SHINGLES
- ROOF UNDERLAYMENT
- 7/16" OSB / PLY SHEATHING
- ENGINEERED ROOF TRUSSES @ 24" O.C.
- R-60 INSULATION
- 6 MIL POLY
- 5/8" G.B. (SEAMS TAPED & SEALED)

(1B) ROOF CONSTRUCTION (PORCHES/DECKS)
- ASPHALT SHINGLES
- ROOF UNDERLAYMENT
- 7/16" OSB / PLY SHEATHING
- ENGINEERED ROOF TRUSSES @ 24" O.C.
- VENTED SOFFIT

(2) EAVE CONSTRUCTION
- VENTED METAL SOFFIT
- 2" X 4" SUB FASCIA
- 1" X 12" FASCIA BOARD
- EAVE PROTECTION
- EAVESTROUGHING AT HORIZ EAVES

(3) EXTERIOR WALL CONSTRUCTION
- EXTERIOR FINISH
- PT 3/4" STRAPPING @ 16" O.C.(WHERE APPLICABLE)
- TYVEK BLDG WRAP
- 1/2" OSB / PLY SHEATHING
- R-24 BATT INSULATION
- 2" X 6" @ 24" O.C.
- 6 MIL POLY
- 1/2" G.B.

(3A) GARAGE/DWELLING WALL CONSTRUCTION
- 1/2" GB WALL SHEATHING (ALL SEAMS TAPED & SEALED)
- 2" X 6" @ 24" O.C.
- R-24 BATT INSULATION
- 6 MIL POLY
- 1/2" G.B.

(4) FOUNDATION CONSTRUCTION
- 8" ICF
- DAMP PROOF EXT BELOW GRADE
- ANCHOR BOLTS 1/2"Ø X 10" @ 4'-0" O.C.
- 1/4" SILL GASKET BETWEEN CONCRETE & PT WOOD PLATE
- 1/2" G.B.

(4A) FOUNDATION CONSTRUCTION
- 8" ICF
- DAMP PROOF EXT BELOW GRADE
- ANCHOR BOLTS 1/2"Ø X 10" @ 4'-0" O.C.
- 1/4" SILL GASKET BETWEEN CONCRETE & PT WOOD PLATE

(4B) FOUNDATION CONSTRUCTION
- 8" CONCRETE FDN WALL
- DAMP PROOF EXT BELOW GRADE
- ANCHOR BOLTS 1/2"Ø X 10" @ 4'-0" O.C.
- 1/4" SILL GASKET BETWEEN CONCRETE & PT WOOD PLATE

(5) FLOOR CONSTRUCTION
- FINISH FLOORING
- 3/4" OSB T&G SHEATHING (GLUED & SCREWED)
- ENG JOISTS @ 16" O.C.
- 1/2" G.B.

(5A) FLOOR CONSTRUCTION (OVER PATIO)
- FINISH FLOORING
- 3/4" OSB T&G SHEATHING (GLUED & SCREWED)
- ENG JOISTS @ 16" O.C.
- 6" SPRAYFOAM INSUL (MIN R-26.5 EFF.)
- SOFFIT FINISH

(6) SLAB CONSTRUCTION
- 4" CONC SLAB C/W 6X6 STEEL REINFORCING MESH
- 6 MIL POLY
- 6" COMPACTED GRANULAR FILL

(6A) SLAB CONSTRUCTION
- SUSPENDED CONC SLAB PER ENG SPEC
- MIN EFFECT R-26.5 INSULATION
- 1/2" GB

(6B) SLAB CONSTRUCTION
- 4" CONC SLAB C/W 6X6 STEEL REINFORCING MESH
- 6" COMPACTED GRANULAR FILL

(7) INTERIOR WALL CONSTRUCTION
- 1/2" G.B.
- 2" X 4" @ 16" O.C.
- 1/2" G.B.

(7) INTERIOR WALL CONSTRUCTION
- 1/2" G.B.
- 2" X 6" @ 16" O.C.
- 1/2" G.B.

(8) DECK CONSTRUCTION
- APPROVED DECKING MEMBRANE
- EXT 3/4" T&G PLYWOOD
- 2" X 8" @ 16" O.C.
- VENTED SOFFIT

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General Notes

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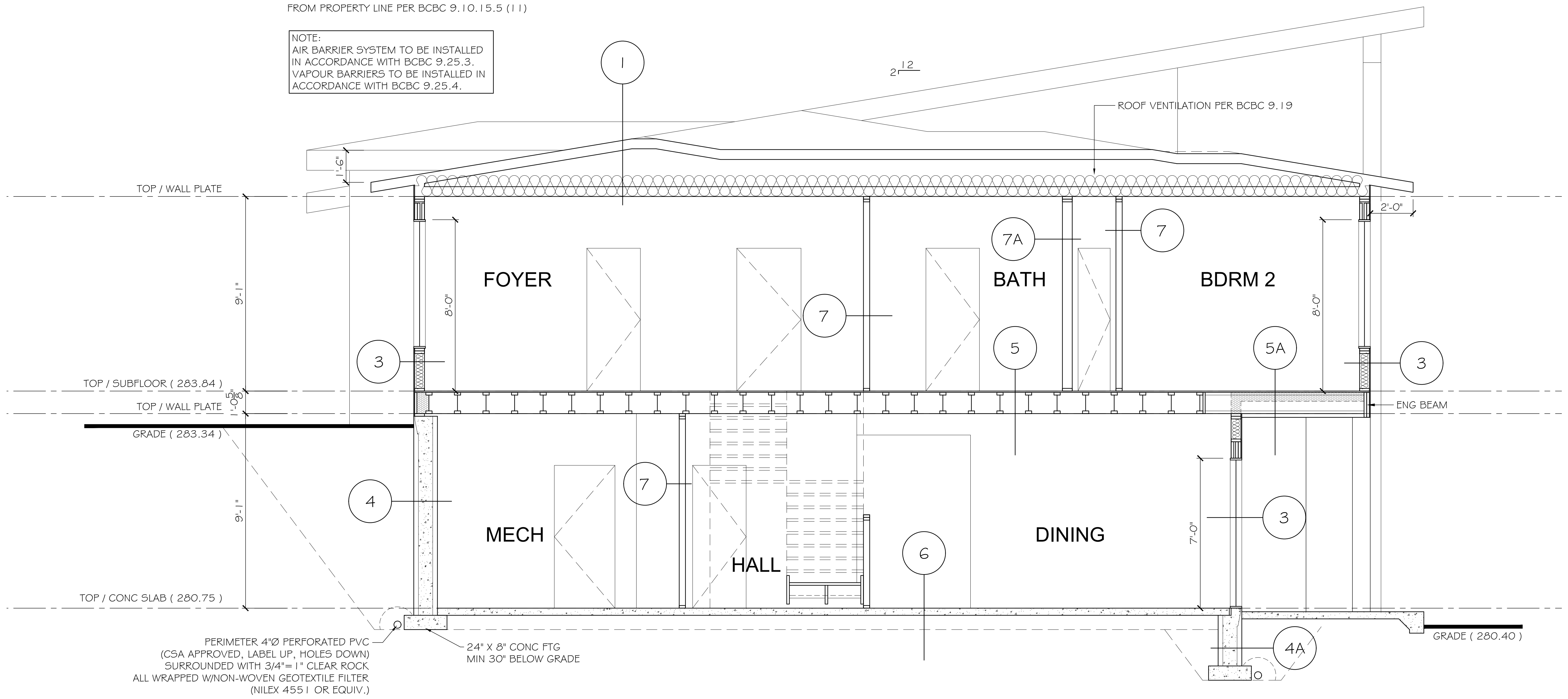
DRAFTING SERVICES

1453 Columbia Avenue
Trail, BC, V1R 1J7
Tel: (250) 364-2599 Email: aviprrp@gmail.com

Project Name & Address:
PROPOSED TWO STOREY FRAME
DWELLING FOR:
PAUL MAILEY
16427 87TH STREET
OSOYOOS, BC

Title: SECTIONS A & B

Project 24-56
Date SEPT 25, 2024
Scale 1/4"= 1'
Sheet A-8



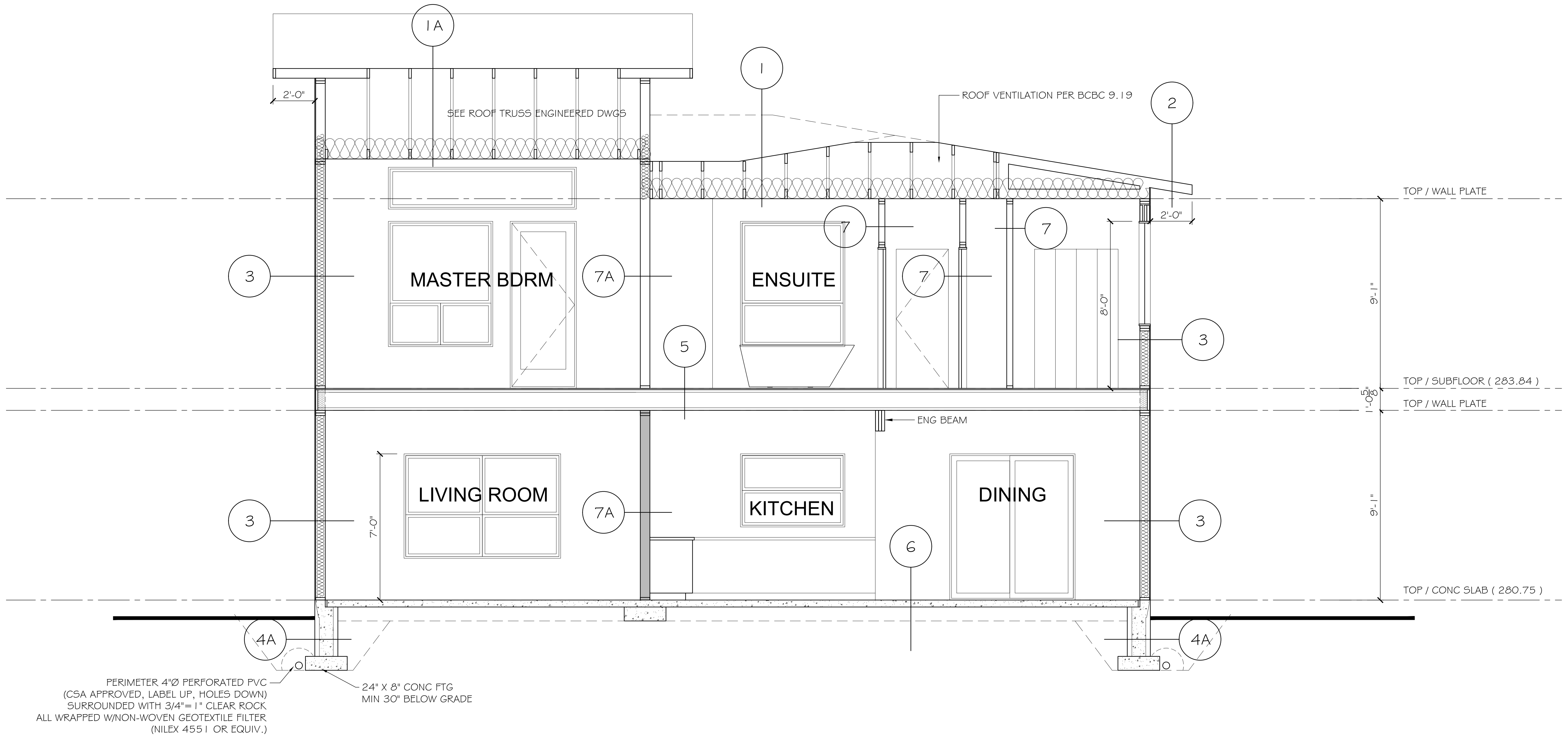
NO VENTED SOFFIT IF 1.2M OR LESS
FROM PROPERTY LINE PER BCBC 9.10.15.5 (11)

NOTE:
AIR BARRIER SYSTEM TO BE INSTALLED
IN ACCORDANCE WITH BCBC 9.25.3.
VAPOUR BARRIERS TO BE INSTALLED IN
ACCORDANCE WITH BCBC 9.25.4.

PERIMETER 4"Ø PERFORATED PVC
(CSA APPROVED, LABEL UP, HOLES DOWN)
SURROUNDED WITH 3/4"= 1" CLEAR ROCK
ALL WRAPPED W/NON-WOVEN GEOTEXTILE FILTER
(NILEX 4551 OR EQUIV.)

24" X 8" CONC FTG
MIN 30" BELOW GRADE

SECTION C



PERIMETER 4"Ø PERFORATED PVC
(CSA APPROVED, LABEL UP, HOLES DOWN)
SURROUNDED WITH 3/4"= 1" CLEAR ROCK
ALL WRAPPED W/NON-WOVEN GEOTEXTILE FILTER
(NILEX 4551 OR EQUIV.)

24" X 8" CONC FTG
MIN 30" BELOW GRADE

SECTION D

① ROOF CONSTRUCTION
- ASPHALT SHINGLES
- ROOF UNDERLAYMENT
- 7/16" OSB / PLY SHEATHING
- ENGINEERED ROOF TRUSSES @ 24" O.C.
- R-60 INSULATION
- 6 MIL POLY
- 1/2" G.B.

(1A) ROOF CONSTRUCTION (GARAGE)
- ASPHALT SHINGLES
- ROOF UNDERLAYMENT
- 7/16" OSB / PLY SHEATHING
- ENGINEERED ROOF TRUSSES @ 24" O.C.
- R-60 INSULATION
- 6 MIL POLY
- 5/8" G.B. (SEAMS TAPED ⅋ SEALED)

(1B) ROOF CONSTRUCTION (PORCHES/DECKS)
- ASPHALT SHINGLES
- ROOF UNDERLAYMENT
- 7/16" OSB / PLY SHEATHING
- ENGINEERED ROOF TRUSSES @ 24" O.C.
- VENTED SOFFIT

② EAVE CONSTRUCTION
- VENTED METAL SOFFIT
- 2" X 4" SUB FASCIA
- 1" X 12" FASCIA BOARD
- EAVE PROTECTION
- EAVESTROUGHING AT HORIZ EAVES

③ EXTERIOR WALL CONSTRUCTION
- EXTERIOR FINISH
- PT 3/4" STRAPPING @ 16" O.C.(WHERE APPLICABLE)
- TYVEK BLDG WRAP
- 1/2" OSB / PLY SHEATHING
- R-24 BATT INSULATION
- 2" X 6" @ 24" O.C.
- 6 MIL POLY
- 1/2" G.B.

(3A) GARAGE/DWELLING WALL CONSTRUCTION
- 1/2" GB WALL SHEATHING (ALL SEAMS TAPED ⅋ SEALED)
- 2" X 6" @ 24" O.C.
- R-24 BATT INSULATION
- 6 MIL POLY
- 1/2" G.B.

④ FOUNDATION CONSTRUCTION
- 8" ICF
- DAMP PROOF EXT BELOW GRADE
- ANCHOR BOLTS 1/2"Ø X 10" @ 4'-0" O.C.
- 1/4" SILL GASKET BETWEEN CONCRETE ⅋ PT WOOD PLATE
- 1/2" G.B.

(4A) FOUNDATION CONSTRUCTION
- 8" ICF
- DAMP PROOF EXT BELOW GRADE
- ANCHOR BOLTS 1/2"Ø X 10" @ 4'-0" O.C.
- 1/4" SILL GASKET BETWEEN CONCRETE ⅋ PT WOOD PLATE

(4B) FOUNDATION CONSTRUCTION
- 8" CONCRETE FDN WALL
- DAMP PROOF EXT BELOW GRADE
- ANCHOR BOLTS 1/2"Ø X 10" @ 4'-0" O.C.
- 1/4" SILL GASKET BETWEEN CONCRETE ⅋ PT WOOD PLATE

⑤ FLOOR CONSTRUCTION
- FINISH FLOORING
- 3/4" OSB T⅋G SHEATHING (GLUED ⅋ SCREWED)
- ENG JOISTS @ 16" O.C.
- 1/2" G.B.

(5A) FLOOR CONSTRUCTION (OVER PATIO)
- FINISH FLOORING
- 3/4" OSB T⅋G SHEATHING (GLUED ⅋ SCREWED)
- ENG JOISTS @ 16" O.C.
- 6" SPRAYFOAM INSUL (MIN R-26.5 EFF.)
- SOFFIT FINISH

⑥ SLAB CONSTRUCTION
- 4" CONC SLAB C/W 6X6 STEEL REINFORCING MESH
- 6 MIL POLY
- 6" COMPACTED GRANULAR FILL

(6A) SLAB CONSTRUCTION
- SUSPENDED CONC SLAB PER ENG SPEC
- MIN EFFECT R-26.5 INSULATION
- 1/2" GB

(6B) SLAB CONSTRUCTION
- 4" CONC SLAB C/W 6X6 STEEL REINFORCING MESH
- 6" COMPACTED GRANULAR FILL

⑦ INTERIOR WALL CONSTRUCTION
- 1/2" G.B.
- 2" X 4" @ 16" O.C.
- 1/2" G.B.

⑦ INTERIOR WALL CONSTRUCTION
- 1/2" G.B.
- 2" X 6" @ 16" O.C.
- 1/2" G.B.

⑧ DECK CONSTRUCTION
- APPROVED DECKING MEMBRANE
- EXT 3/4" T⅋G PLYWOOD
- 2" X 8" @ 16" O.C.
- VENTED SOFFIT

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PROPOSED TWO STOREY FRAME
DWELLING FOR:
PAUL MAILEY
16427 87TH STREET
OSOYOOS, BC

Title: SECTIONS C & D

Project	Sheet
24-56	A-9

Date SEPT 25, 2024
Scale 1/4"= 1'