NOTES:

-CHECK WITH LOCAL AUTHORITIES FOR MINIMUM FROST COVER TO UNDERSIDE OF FOOTING.

X

ALL REINFORCEMENT TO BE PLACED AT 3' CLEAR FROM BOTTOM OF FOOTING EXCEPT AS NOTED.

-ASSUMED SOIL BEARING PRESSURE IS 1500 P.S.F.

-ALL FOOTINGS ARE TO BEAR ON SOLID UNDISTURBED

-ALL FOOTINGS THAT REQUIRE STEPPING ARE TO STEP A MAXIMUM OF 24" AT ONE TIME

-ALL INTERIOR BEARING WALLS ARE 2 X 6 STUDS @ 16" D/C WITH 2 X 6 BLOCKING AT MID HEIGHT.

CONC. = CONCRETE CONT. = CONTINUOUS E/W = EACH WAY

IF NO GEOTECHNICAL DATA IS AVAILABLE. SOIL BEARING PRESSURE IS ASSUMED TO BE A MINIMUM OF 1500 PSF. CONDITIONS OF LESSER BEARING PRESSURE IS TO BE REPORTED TO THE LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION.

DESIGN CRITERIA 2006 B.C.B.C. (CHECK W/ LOCAL AUTHORITIES)
ROOF SNOW LOAD: 40 PSF 1/360 MAX. LIVE DEFLECTION
ROOF DEAD LOAD: 15 PSF L/240 MAX TOTAL DEFLECTION FLOOR LIVE LOAD: 40 PSF FLOOR DEAD LOAD: 15 PSF

FOUNDATION: FOUNDATION:
FOUNDATION:
FOUNDATION:
FOUNDATION:
FOUNDATION:
FOUNDATION:
CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF
2500 PSI AT 28DAYS. DO NOT POUR ON FROZEN GROUND OR
WATER. 25MPA FOR WALL, COLUMNS/ PIERS, FIRE PLACES &
CHIMNEYS FOOTINGS/WALLS, GRADE BEAMS. 20 MPA FOR FLOORS
OTHER THAN THOSE IN GARAGES & CARPORTS. 32 MPA FOR
GARAGES, CARPORT FLOORS & WIGH STAIRS. REINFORCING
GARAGES, CARPORT FLOORS & WIGH STAIRS. REINFORCING BARS, IF APPLICABLE, TO BE GRADE 40 DEFORMED STEEL (FY = 40,000 PSI). LAPS TO BE A MINIMUM OF 30 BAR DIAMETERS AND NOT LESS THAN 12 INCHES. REINFORCING STEEL TO BE CONTINUOS AROUND ALL CORNERS.

BUILDING ENVELOPE: METAL USED FOR FLASHING EXPOSED TO WEATHER REFER TO SECTION 9.3.3 OF THE 2006 B.C.S.C. WINDOW AND DOOR OPENINGS SHALL CONFORM TO THE CSA BUILDING SCIENCES

FRAMING MATERIAL TO BE:

WESTERN LTD.

-DOUGLAS FIR NO. 2 OF BETTER FOR LOAD BEARING MEMBERS -HEM-FIR NO. 2 OR BETTER FOR NON-LOAD BEARING MEMBERS GLUED-LAMINATED BEAMS, IF APPLICABLE, TO BE 24F BENDING GRADE (FY =2400 PSI). LAMINATED VENEER LUMBER (LVL) BEAMS, IF APPLICABLE, ARE ENGINEERED BY THE MANUFACTURER. PLYWOOD SHEATHING TO BE STANDARD GRADE DOUGLAS FIR OR SPRUCE. FLOOR SHEATHING TO BE 3/4" TONGUE AND GROOVE, GLUED AND NAILED. UNLESS NOTED OTHERWISE, ALL LINTELS TO BE 2-2X10'S

WALLS - 2x4 R14 WALLS - 2x6 R20

ATTIC OR ROOF SPACES TO BE VENTED MINIMUM 300 OF AREA. UNHEATED CRAWLSPACES TO BE VENTED MINIMUM \$00 OF AREA WITH CLOSABLE

6 MIL POLY VAPOR BARRIER SHALL BE INSTALLED TO THE WARM SIDE OF INSULATION.

CEILING INSULATION MAY BE LOOSE FILL TYPE OR BATT TYPE. WALL AND FLOOR INSULATION SHALL BE BATT

PROVIDE BAFFLE FOR AIR SPACE (EQUAL TO SOFFIT VENTING) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.

SYSTEMS AND WITH LOCAL CONDITIONS. CHECK WITH LOCAL AUTHORITIES. ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT,

INSULATION REQUIREMENTS MAY VARY WITH HEATING

ROOF, OR GABLE VENTS, OR A COMBINATION OF THESE, EQUALLY DISTRIBUTED BETWEEN TOP OF ROOF SPACE AND SOFFITS.

TRUSS SYSTEM TO BE DESIGNED AND ENGINEERED BY THE MANUFACTURER. SEALED SHOP DRAWINGS WILL BE REQUIRED ON REQUEST.

ALL WORK SHALL CONFORM TO THE 2006 B.C.B.C. AND LOCAL BY-LAWS.

The contractor (builder) is held responsible for checking and verifying all dimensions on this drawing. Any discrepancies shall be reported immediately to Willson Design for corrections and / or interpretation.

This drawing is considered proprietary. It is not to be reproduced, nor is the information thereon to be used to produce products, unless written consent is first obtained from Willson Design

DRAWN BY: S.FEATHERSTONE

CHECKED BY: J. WILLSON

SCALE: AS NOTED

DATE: FEB. 12, 2010

JAMES MCCULLOCH

COLUMBIA COALMONT, BC

WR-10-23

1 of 4









