



**Alberni Associates Co.**  
 Designers - Project Management - Consulting

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PROPOSED RESIDENTIAL NEW CONSTRUCTION FOR:

**ROB ZARETZKI**

LOT B, TAGHUM FRONTAGE RD., TAGHUM, BC.

SCALE: 3/16" = 1'-0" (UNLESS NOTED)



**CONTRACTORS NOTE:**

BRITISH COLUMBIA BUILDING CODE  
 2006 NOW REQUIRES (FOR INSULATED BLDGS)  
 ALL ENGINEERED TRUSS ASSEMBLIES  
 TO HAVE AN 8" RAISED HEEL (MIN.).

This work was prepared by me or under my supervision and construction of this project will be under my observation. This planset is not valid unless a signed seal appears beside this text containing the Registered Applied Science Technologist (ASTTBC) marking.

NOTE: Contractor to check and verify all dimensions before proceeding with any work. Contractor shall not do any work contrary to the B.C. Building Code or any local Zoning or Building Codes. If work contrary to the code is carried out the contractor shall by virtue of doing work assume total and full responsibility for the work.

Contractor shall not cover any work until Special Inspections have been completed and written approval has been obtained.

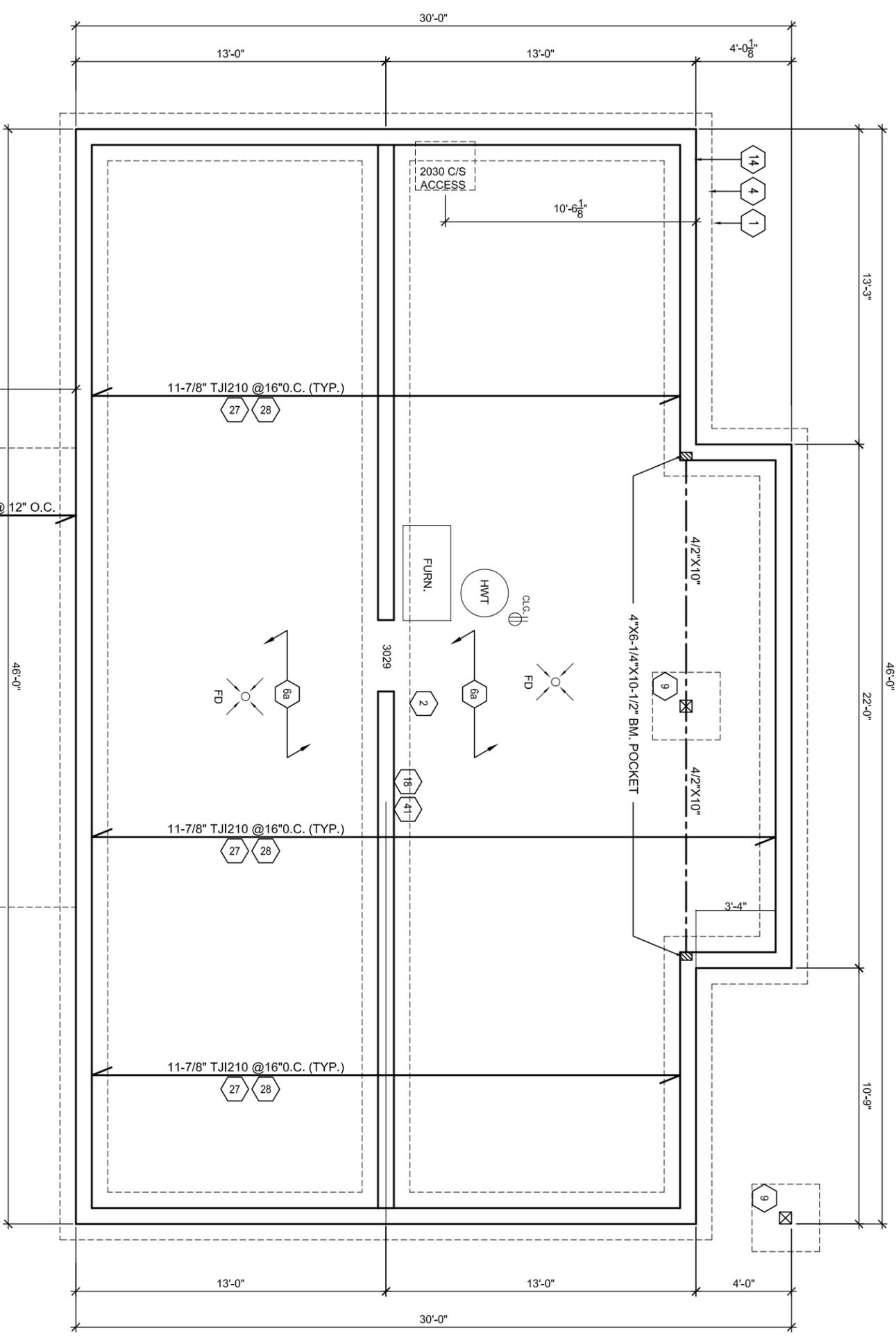
CLIENT: <b>ROB ZARETZKI</b>	REVISIONS: <table border="1" style="float: right;"> <thead> <tr> <th></th> <th>DATE</th> <th>DWN</th> <th>CHK</th> </tr> </thead> <tbody> <tr> <td>1. ISSUED FOR CLIENT REVIEW</td> <td>02/22</td> <td>JW</td> <td></td> </tr> <tr> <td>2. ISSUED FOR CONSTRUCTION</td> <td>02/22</td> <td>JW</td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	DWN	CHK	1. ISSUED FOR CLIENT REVIEW	02/22	JW		2. ISSUED FOR CONSTRUCTION	02/22	JW														<b>ADA Co.</b>
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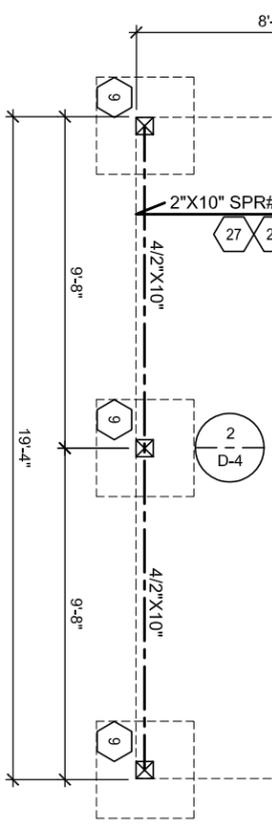
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FOUNDATION PLAN

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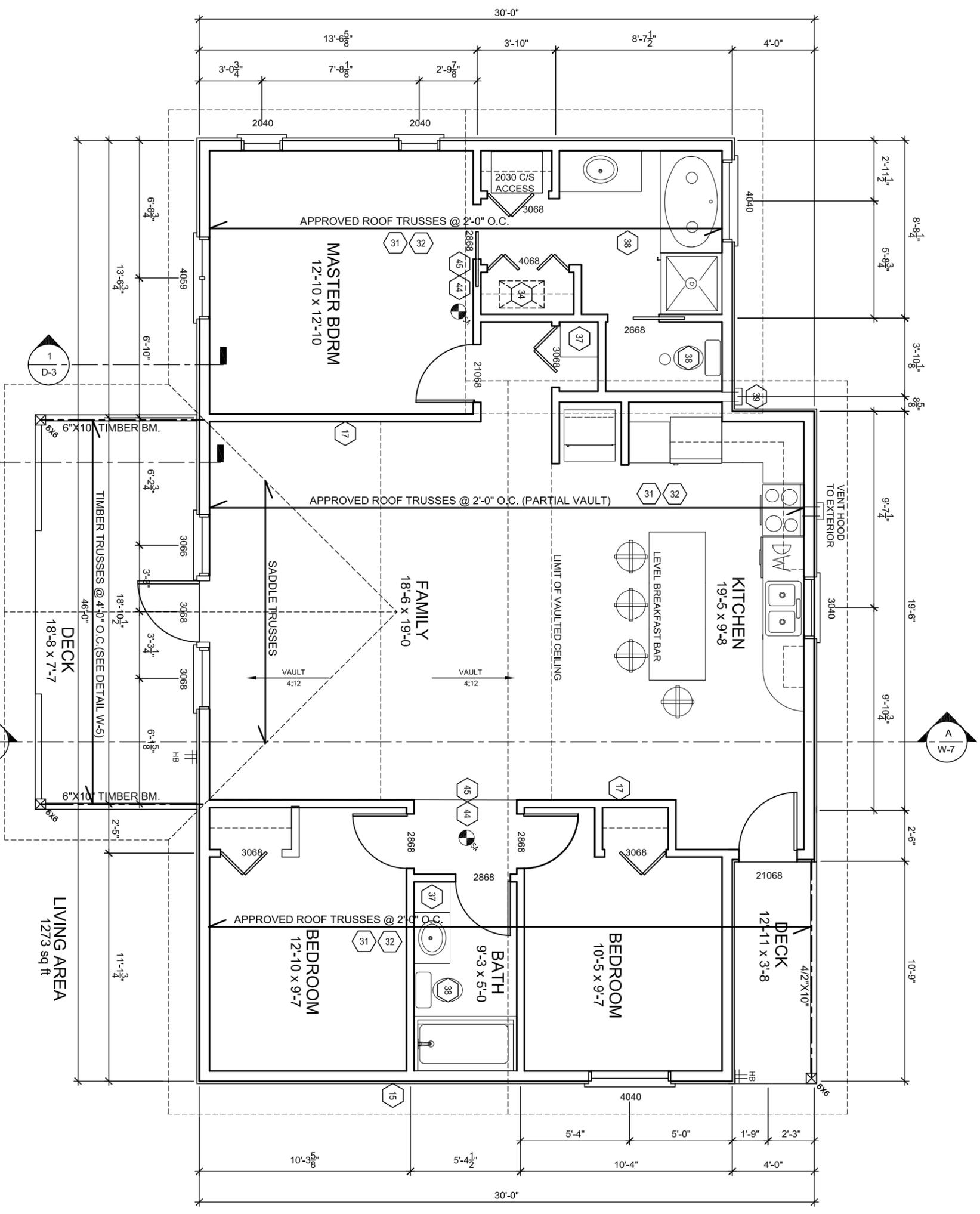
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**W2**

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GROUND FLOOR PLAN



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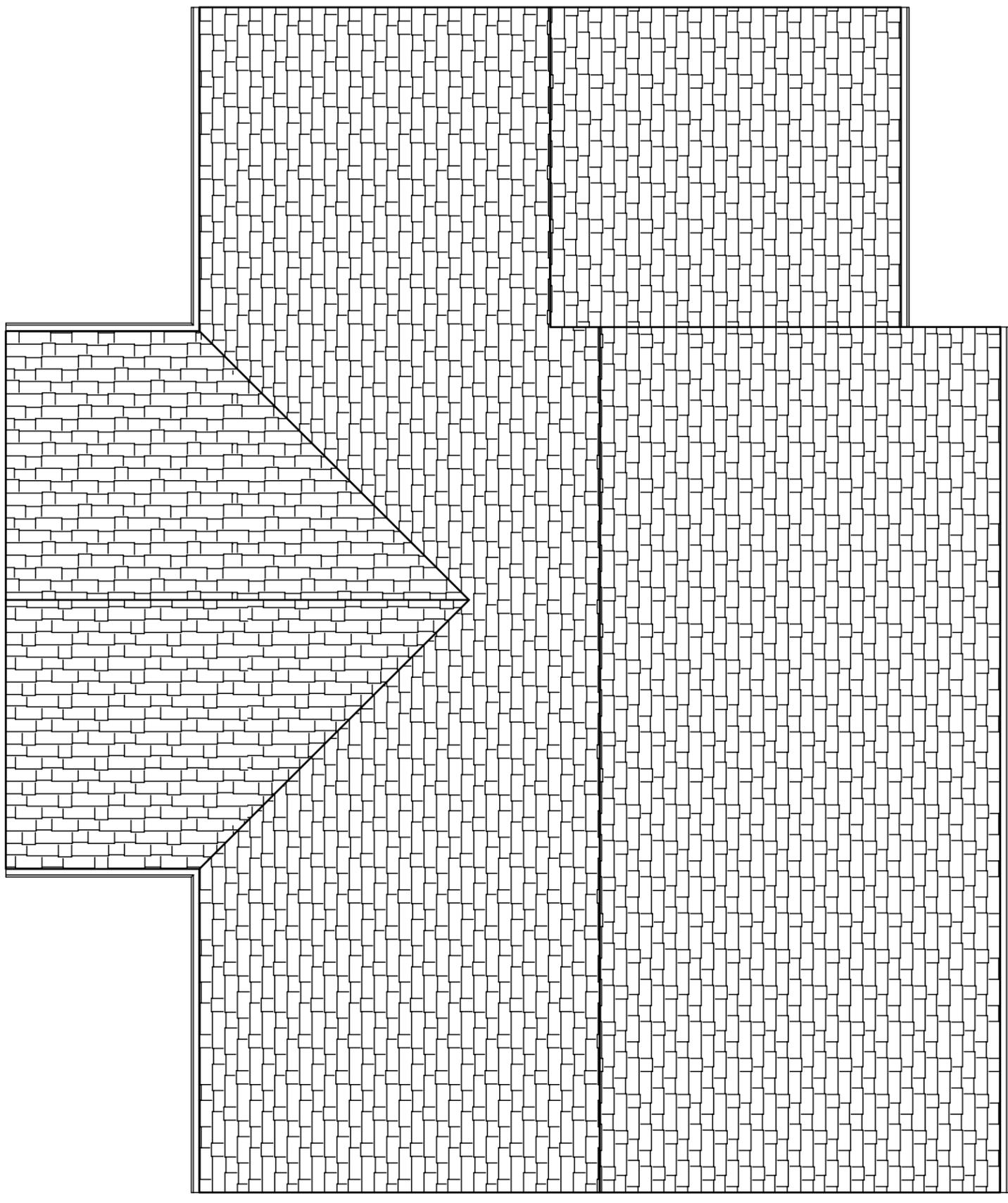
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ROOF PLAN

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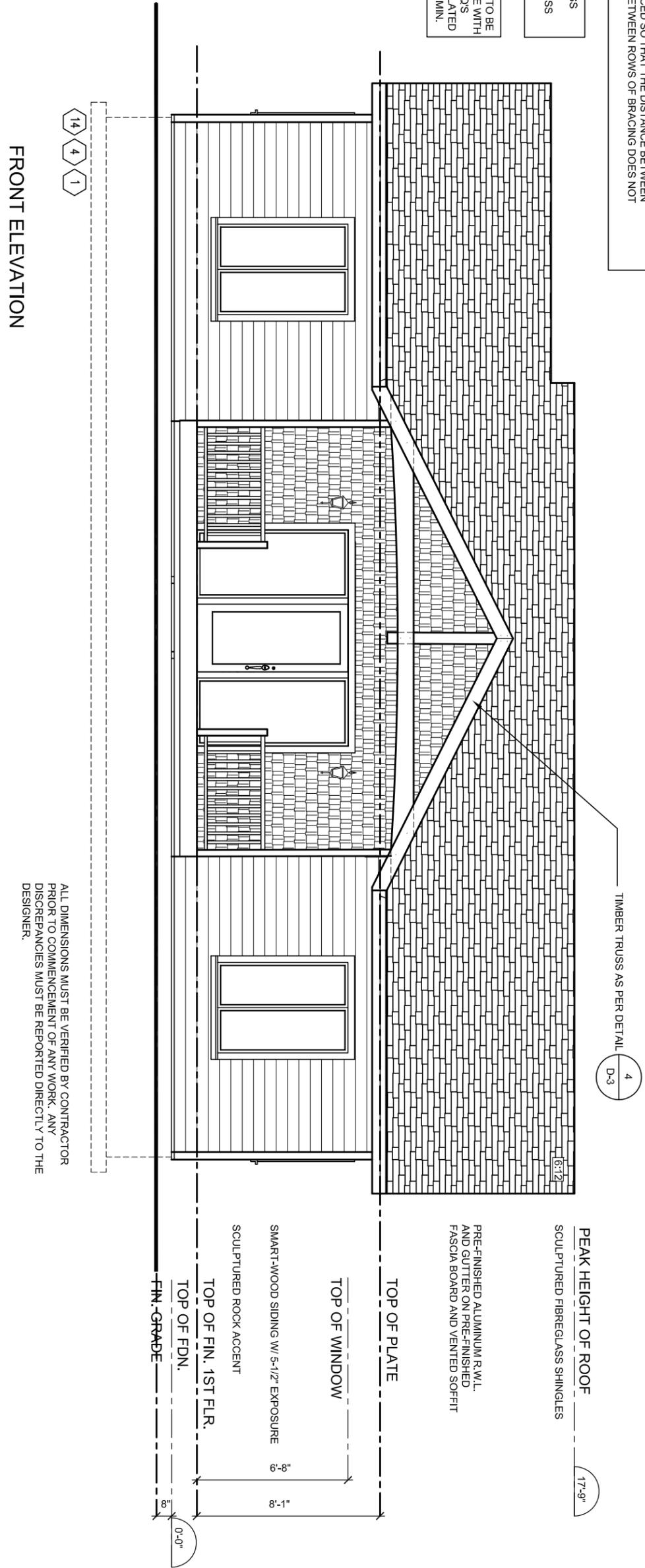
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ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE BCBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" o.c. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE LATEROALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

ROOF VENTING TO BE IN ACCORDANCE WITH BCBC, 9.19 - RIGS 1/300th OF INSULATED CEILING SPACE MIN.



FRONT ELEVATION

14 4 1

PEAK HEIGHT OF ROOF 17'-9"

SCULPTURED FIBREGLASS SHINGLES

PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENIED SOFFIT

TOP OF PLATE

TOP OF WINDOW

SMART-WOOD SIDING W/ 5-1/2" EXPOSURE

SCULPTURED ROCK ACCENT

TOP OF FIN. 1ST FLR.

TOP OF FDN.

FIN. GRADE

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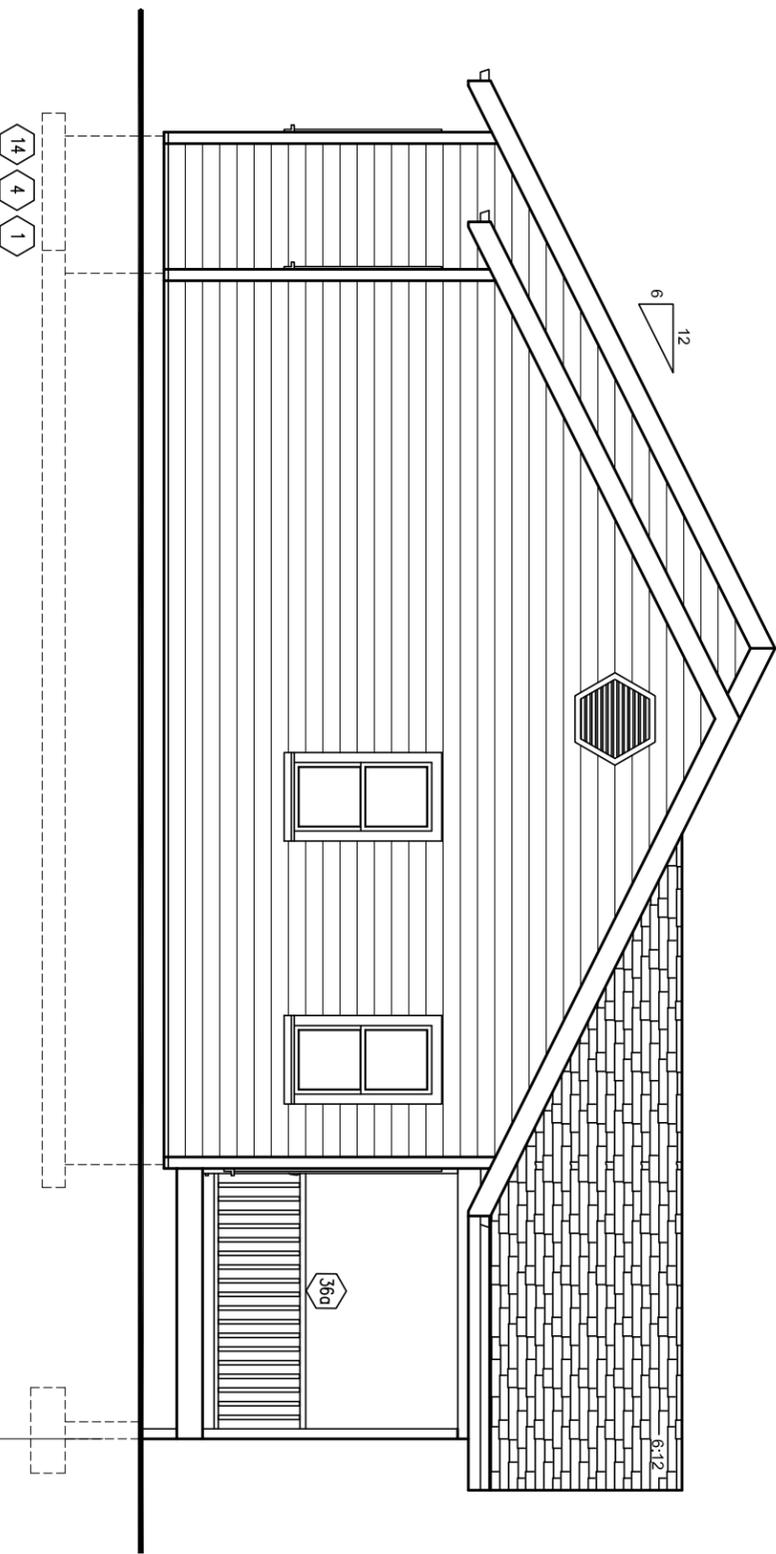
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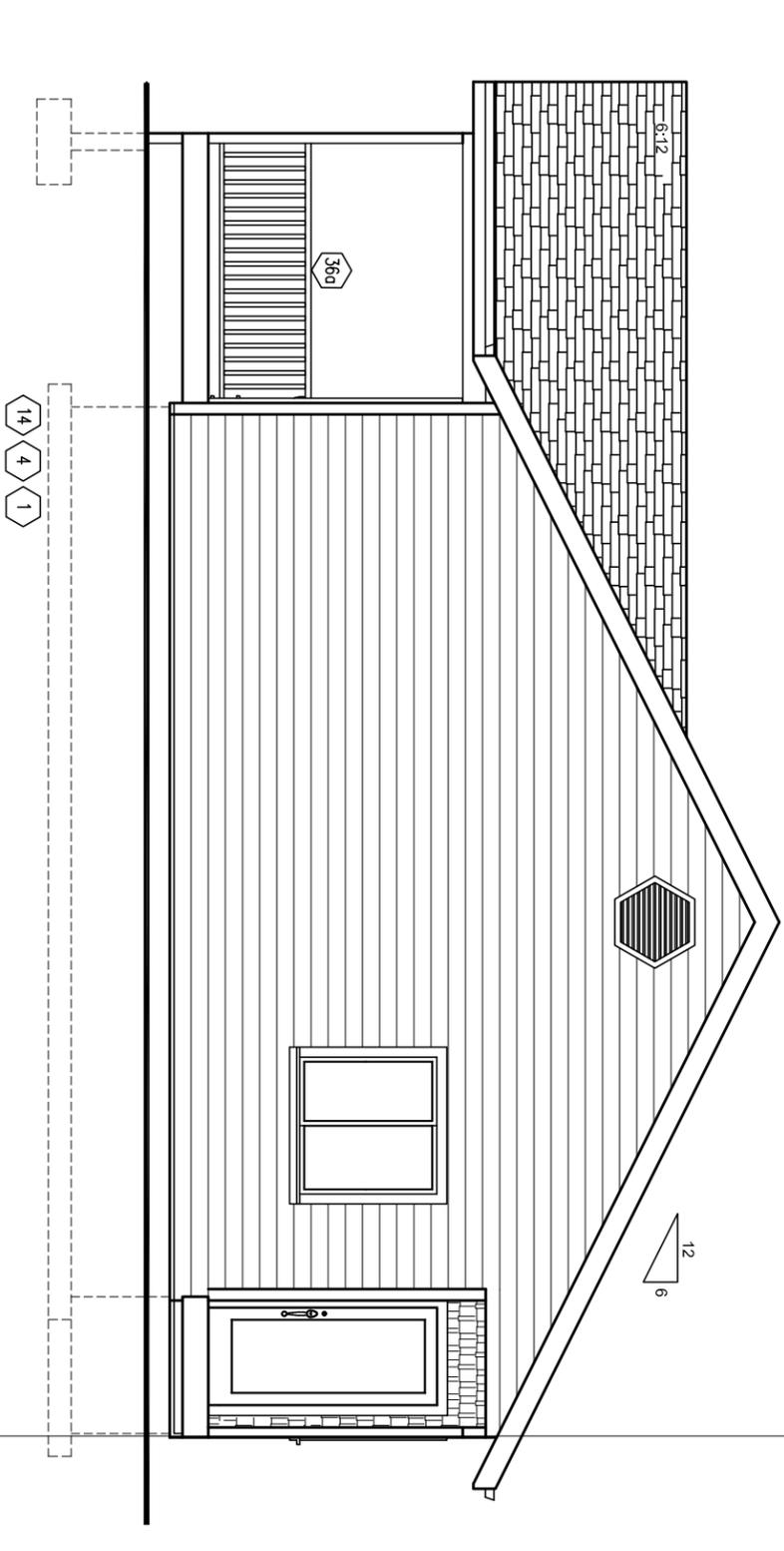
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W6



LEFT ELEVATION



RIGHT ELEVATION

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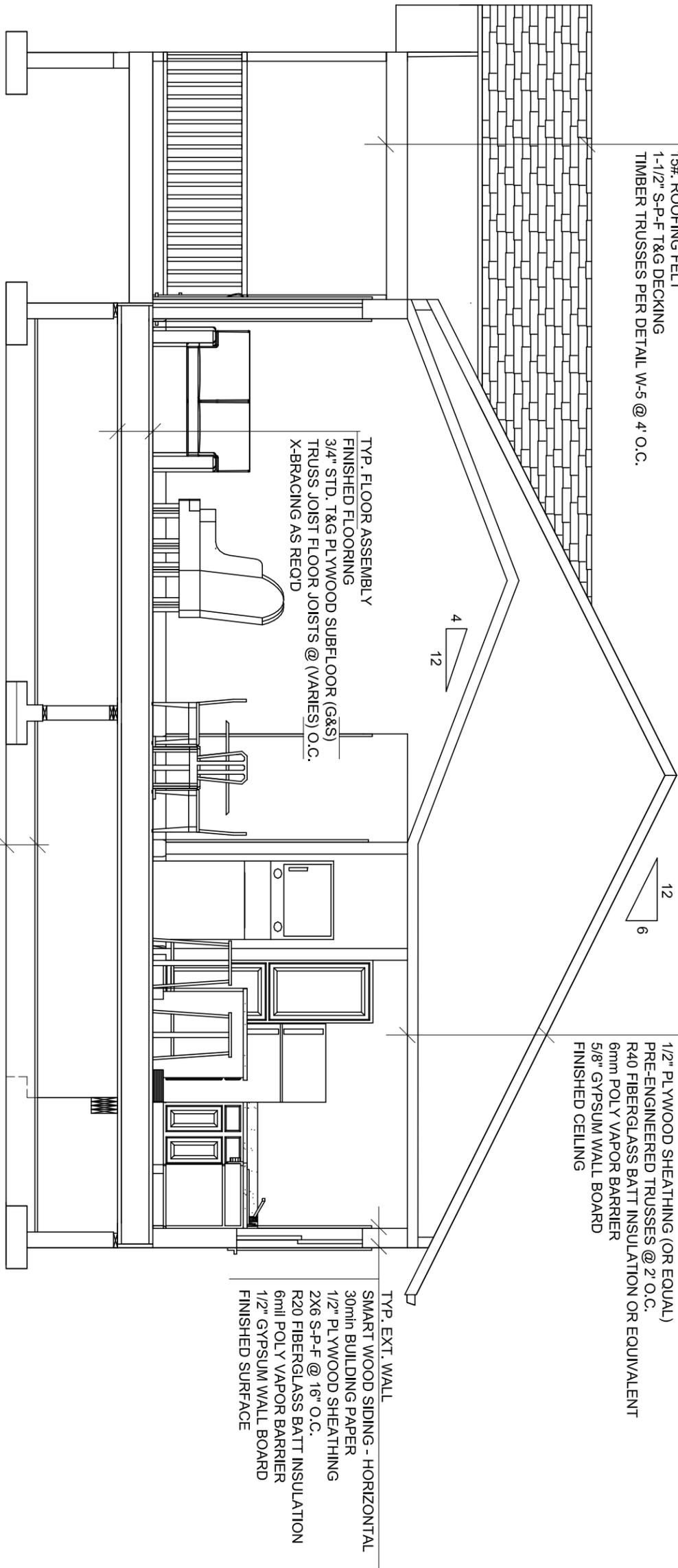
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TIMBER ROOF ASSEMBLY  
30 YR. ARCHITECTURAL ASPHALT ROOFING  
15# ROOFING FELT  
1-1/2" S-P-F T&G DECKING  
TIMBER TRUSSES PER DETAIL W-5 @ 4' O.C.

TYP. FLOOR ASSEMBLY  
FINISHED FLOORING  
3/4" STD. T&G PLYWOOD SUBFLOOR (G&S)  
TRUSS JOIST FLOOR JOISTS @ (VARIES) O.C.  
X-BRACING AS REQ'D

TYP. ROOF ASSEMBLY  
30 YR. ARCHITECTURAL ASPHALT ROOFING  
15# ROOFING FELT  
1/2" PLYWOOD SHEATHING (OR EQUAL)  
PRE-ENGINEERED TRUSSES @ 2' O.C.  
R40 FIBERGLASS BATT INSULATION OR EQUIVALENT  
6mm POLY VAPOR BARRIER  
5/8" GYPSUM WALL BOARD  
FINISHED CEILING

TYP. EXT. WALL  
SMART WOOD SIDING - HORIZONTAL  
30min BUILDING PAPER  
1/2" PLYWOOD SHEATHING  
2X6 S-P-F @ 16" O.C.  
R20 FIBERGLASS BATT INSULATION  
6mil POLY VAPOR BARRIER  
1/2" GYPSUM WALL BOARD  
FINISHED SURFACE

1" CONC. SKIM COAT (MIN.)  
3MIL POLY GROUND COVER  
4" COMPACT GRANULAR FILL (MIN.)  
6" THK. FOUNDATION WALL  
8" X 24" 25MPa CONC. FTG.  
UNDISTURBED SOIL  
TYP. CRAWL ASSEMBLY

SECTION A-A  
SCALE: 1/4"=1'-0"

## CONSTRUCTION NOTES

(UNLESS OTHERWISE NOTED)

-ALL CONSTRUCTION TO CONFORM TO THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION  
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC

## FOOTINGS / SLABS

### TYPICAL STRIP FOOTING

-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH  
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS  
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY  
-FTG. TO HAVE CONTINUOUS KEY  
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

### 1 TYPICAL STRIP FOOTING - (EXTERIOR WALLS)

-FTG. TO EXTEND MIN. 18" (450mm) BELOW GRADE  
-2 STOREY FRAME - 19" X 6" (485mm X 155mm)  
-3 STOREY FRAMEK - 26" X 9" (660mm X 230mm)

### 2 TYPICAL STRIP FOOTING - (INTERIOR BEARING WALLS)

SUPPORTING	FOOTING SIZE
-2 STOREY MASONRY	- 26" X 9" (650mmX 230mm)
-2 STOREY STUD	- 18" X 5" (450mm X 130mm)
-3 STOREY MASONRY	- 36" X 14" (900mm X 360mm)
-3 STOREY STUD	- 24" X 8" (600mm X 200mm)

### 3 STEP FOOTING

-SIZES AS PER NOTES 1 & 2  
-2'-0" (600mm) MAX. VERTICAL RISE FOR FIRM SOIL  
1'-4" (400mm) FOR SAND AND GRAVEL  
-2'-0" (600mm) MIN. HORIZONTAL RUN

### 4 DRAINAGE TILE OR PIPE

-MATERIALS SHALL CONFORM TO BCBC- 9.14.3.1  
-4" (100mm) MIN. DIA.  
-LAID ON UNDISTURBED OR WELL COMPACTED SOIL  
-TOP OF TILE OR PIPE TO BE BELOW BTM. OF FLR. SLAB  
-COVER TOP & SIDES OF TILE OR PIPE W/ 6" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL  
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL

### 5 BASEMENT SLAB

-3" (75mm) CONCRETE SLAB  
-2200psi (15MPa) AFTER 28 DAYS  
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/ 12" (300mm) LAPPED JOINTS  
-DAMP PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS  
-4" (100mm) OF COURSE GRANULAR MATERIAL  
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.  
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO B.C.B.C- 9.13.6  
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A HAZARD THE SLAB CONSTRUCTION SHALL CONFORM TO B.C.B.C. 9.13.1.3 - PROVIDE MINIMUM 6 MIL (0.15mm) POLYETHYLENE BELOW SLAB AND INSTALL SLAB AS PER B.C.B.C. - A.9.13.4.2.(1) & (2). PERIMETER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO B.C.B.C. 9.13.7.1

### 6 GARAGE SLAB / EXTERIOR SLABS

-4"(100mm) CONCRETE SLAB  
-4650psi(32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT  
-6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB  
-4" (100mm) OF COURSE GRANULAR MATERIAL  
-ANY FILL PLACED UNDER SLAB , OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED

### 6a CRAWLSPACE SKIM COAT

- AS PER 5 W. 1" CONC. SKIM COAT

### 7 PILASTERS

PILASTER  
-CONCRETE NIB - 4" X 12" (100mm X 300mm)  
-BLOCK NIB - 4" X 12" (100mm X 300mm)  
BONDED & TIED TO WALL AS PER B.C.B.C- 9.20.11.2  
TOP 8" (200mm) SOLID  
OR BEAM POCKET  
-4" (100mm) INTO FDN. WALL  
-WIDTH TO MATCH BEAM SIZE  
-1/2" (13mm) SPACE AROUND WOOD BEAMS

### STRUCTURAL COLUMNS

-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-5" (5.0m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa)

### 8 STEEL PIPE COLUMN

-FIXED COLUMN  
-MIN. 2-7/8" (73mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS,  
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx 6.35mm) STEEL BTM. PLATE  
-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM  
-ANCHOR BTM. PLATE W/ TWO 5/8" (16mm) DIA. BOLTS 8" (200mm) LONG, 2" (50mm) BENT INTO CONCRETE FTG.  
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CGSB-7.2-M  
COL. SPACING FTG SIZE  
2 STOREY  
-MAX. 9'-10" (2997mm) - 34" X 34" X 15"  
- (860mmX 860mmX 380mm)  
-MAX. 16'-0" (4880mm) - 44" X 44" X 20"  
- (1120mmX 1120mmX 510mm)  
3 STOREY  
-MAX. 9'-10" (2997mm) - 40" X 40" X 18"  
- (1010mmX 1010mmX 460mm)  
-MAX. 16'-0" (4880mm) - 50" X 50" X 23"  
- (1280mmX 1280mmX 590mm)  
-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

### 8a BLOCK PARTY WALL BEAM END BEARING (NOT SUPPORTING BRICK)

-2"X8"X12" LEDGER BOARD FASTENED W/ 2/ 1/2" LAG BOLTS @ 4" O.C.

### 8b BLOCK PARTY WALL BEAM END BEARING (SUPPORTING BRICK)

-12"X11"X 5/8" STEEL BEARING PLATE W/ ONE COURSE OF SOLID MASONRY

### 9 WOOD COLUMN

-6" X 6" (140mm X 140mm) SOLID No.1 SPF  
-METAL SHOE ANCHORED TO FTG. (UNLESS SPECIFIED)  
-10"Ø COL'N TO 8" ABOVE GRADE/SLAB  
-25" X 25" X 12" (640mmX 640mmX 300mm) CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" COL. SPACING)  
-34" X 34" X 12" (640mmX 640mmX 360mm) CONC. PAD (2 FLOORS SUPPORTED W/ 9'-10" COL. SPACING)

## WALL ASSEMBLIES

### 14 FOUNDATION WALL

-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT  
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE  
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE  
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 6'-11" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR  
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO B.C.B.C- 9.15.4.1 SHALL BE USED OR IT SHALL BE DESIGNED UNDER B.C.B.C- PART 4  
-WALL SHALL EXTEND A MIN. 8" (200mm) ABOVE GRADE  
-INSULATE W/ R8 (RSI 1.41) TO 2'-0" (600mm) BELOW GRADE  
-BACKFILL W/ NON-FROST SUSCEPTIBLE SOIL

### REDUCTION OF THICKNESS

-WHERE THE FDN. WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK  
-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTAL  
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR  
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

### DAMP PROOFING & WATERPROOFING

-DAMP PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER B.C.B.C 9.13.5  
-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO B.C.B.C 9.14.2.1(2) (3) (4)  
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO B.C.B.C 9.13.3.3(3)  
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER B.C.B.C 9.13.5  
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING

### 14a FOUNDATION WALLS @ STAIRS OPENINGS

-2-20M BARS IN TOP PORTION OF WALL  
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER  
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING

### 15 FRAME WALL CONSTRUCTION

-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 8" (200mm) FROM FINISHED GRADE  
-WALL SHEATHING MEMBRANE AS PER B.C.B.C 9.23.17  
-1/2" (12.5mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER B.C.B.C 9.23.16  
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R20 (RSI 3.50) INSULATION (ZONE 1. B.C.B.C 9.25.2)  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ B.C.B.C- 9.25.3 & 9.25.4  
-1/2" (13mm) GYPSUM BOARD OR  
-5/8" (15.9mm) TYPE 'X' GYPSUM BD FOR LIMITING DISTANCES LESS THAN 4'-0" (1200mm)  
-VINYL SIDING PERMITTED WHEN LIMITING DISTANCE IS LESS THAN 2'-0" (600mm), PROVIDED IT CONFORMS TO B.C.B.C- 9.10.14.12(3)

### 15a ALTERNATE FRAME WALL CONSTRUCTION

-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 8" (200mm) FROM FINISHED GRADE  
-1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS  
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON GROUND FLR. WHEN 3 STOREYS  
-R12 (RSI 2.11) INSULATION  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ B.C.B.C- 9.25.3 & 9.25.4  
-1/2" (13mm) GYPSUM BOARD OR  
-5/8" (15.9mm) TYPE 'X' GYPSUM BD. FOR LIMITING DISTANCES LESS THAN 4'-0" (1200mm)  
-VINYL SIDING PERMITTED WHEN LIMITING DIST. IS LESS THAN 2'-0"(600mm), PROVIDED IT CONFORMS TO B.C.B.C-9.10.14.12(3)

### 16 BRICK VENEER CONSTRUCTION

-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.76mm) THICK, 1-7/8" (22mm) CORROSION RESISTANT STRAPS @ MAX. 16" (400mm) O.C. HORIZONTAL & 24" (600mm) O.C. VERTICAL SPACING  
-PROVIDE WEEP HOLES @ 2'-6" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 6" (150mm) BEHIND WALL SHEATHING MEMBRANE  
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER  
-1" (25mm) AIR SPACE  
-WALL SHEATHING MEMBRANE AS PER B.C.B.C 9.23.17  
-1/2" (12.5mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER B.C.B.C 9.23.16  
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R20(RSI 3.50) INSULATION B.C.B.C 9.25.2  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ B.C.B.C- 9.25.3 & 9.25.4  
-1/2" (13mm) GYPSUM BOARD

### 16a ALTERNATE BRICK VENEER CONSTRUCTION

-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.76mm) THICK, 1-7/8" (22mm) CORROSION RESISTANT STRAPS @ MAX. 16" (400mm) O.C. HORIZONTAL & 24" (600mm) O.C. VERTICAL SPACING  
-PROVIDE WEEP HOLES @ 2'-6" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 6" (150mm) BEHIND WALL SHEATHING  
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER  
-1" (25mm) AIR SPACE  
-1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON GROUND FLR. WHEN 3 STOREYS  
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR -CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL  
-R12 (RSI 2.11) INSULATION  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ B.C.B.C- 9.25.3 & 9.25.4  
-1/2" (13mm) GYPSUM BOARD

### 17 INTERIOR STUD WALLS

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR  
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND  
-SINGLE BOTTOM PLATE  
-1/2" (13mm) INTERIOR GYPSUM BOARD BOTH SIDES

### 18 BEARING STUD WALL (BASEMENT)

-2" X 4" (38mmX 89mm) WOOD STUDS @ 12" (300mm) O.C. OR  
-2" X 6" (38mmX 140mm) WOOD STUDS @ 12" (300mm) O.C.  
-DOUBLE 2" X4" OR 2" X6" TOP PLATE  
-2"X4" OR 2"X6" SILL PLATE ON DAMPPROOFING MATERIAL  
-1/2" (13mm) DIA. ANCHOR BOLTS @ 8'-0" (2.4m) O.C.  
-FTG. AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

### 18a BEARING STUD WALL (BASEMENT) -OPENING

-MIN. 32X32 ACCESS (OPENING) THRU ALL PONY WALLS

### 19 PARTY WALL - BLOCK - B6(e)

-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK  
-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT SMOKE PASSAGE  
-1/2" (13mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES  
-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 16" (400mm) O.C. BOTH SIDES  
-ABSORPTIVE MATERIAL ON BOTH SIDES  
-8" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)

### 20 PARTY WALL - FOUNDATION

-8" (200mm) SOLID CONC. FDN. WALL @ 2200psi (15MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS  
-FDN. WALL TO REST ON FTG. AS PER GENERAL NOTE #2

### 21 PARTY WALL - WOOD STUD

-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED  
-2 ROWS 2"X4"(38mmX 89mm) STUDS @ 12"(300mm) O.C. W/  
-SEPARATE 2" X 4" (38mmX 89mm) BOTTOM PLATES & -SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES  
-1" (25mm) AIR SPACE BETWEEN ROWS OF STUDS, CONT. FROM TOP OF FDN. WALL TO U/S OF ROOF DECK  
-SOUND ABSORPTIVE MATERIAL ONE SIDE OF WALL (MIN. STC RATING OF 50) TO FILL 75% OF CAVITY

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**21a FIREWALL**

- ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA, B.C.B.C.- 9.10.11, 3.1.10  
-1/2" (13mm) GYPSUM BOARD W/ TAPED JOINTS ON 2" X 2" (38mmX 38mm) WOOD STRAPPING @ 16" (400mm) ON BOTH SIDES OF WALL  
-8" (190mm) CONCRETE BLOCK 75% SOLID, MIN. 2 HOUR FIRE-RESISTANT RATING  
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS  
-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING  
-EXTEND 6" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL FLASHING  
-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE

**22 GARAGE WALL & CEILING**

-1/2" (13mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE  
-TAPE AND SEAL ALL JOINTS GAS TIGHT  
-R20 (RSI 3.50) INSULATION IN WALLS,  
-R25 (RSI 4.4) INSULATION IN CEILINGS W/ FLOOR ABOVE  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ B.C.B.C.- 9.25.3 & 9.25.4 FOR FLOOR ABOVE

**22a WALLS ADJACENT TO ATTIC SPACE**

-1/2" (13mm) GYPSUM BOARD  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ B.C.B.C.- 9.25.3 & 9.25.4  
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-R20 (RSI 3.50) INSULATION  
-1/2" (13mm) GYPSUM BOARD OR 1/4" PLYWOOD SHEATHING ON ATTIC SIDE

**23 DOUBLE VOLUME WALL**

-FOR WALL HT. UP TO 19'-0" PROVIDE  
-2-2"X6" (38mmX140mm) WOOD STUDS @ 16" (400mm) O.C.  
-PROVIDE WOOD BLOCKING @ 4'-0" (1220mm)) O.C. VERT.

**24 EXPOSED FLOOR**

-FLOOR AS PER NOTE # 28  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ B.C.B.C.- 9.25.3 & 9.25.4  
-R25 (RSI 4.4) INSULATION  
-VENTED ALUMINUM SOFFIT

**24a SUNKEN FINISHED AREAS**

-FLOOR AS PER NOTE 28  
-MIN. R-8 (RSI 1.41) WALL INSULATION  
-CONT. AIR/VAPOUR BARRIER (9.25.3 & 9.25.4 OF THE B.C.B.C.)  
-1/2" (13mm) INTERIOR GYPSUM BOARD  
-THICKNESS TO MATCH WALL ABOVE  
-2/2"X4" (38mmX89mm) SPR#2 POST TO SUPPORT SUNKEN AREA AGAINST FOUNDATION WALL

**25 DOUBLE MASONRY WYTHE WALL**

-3 1/2" MASONRY VENEER  
-2" MORTAR JOINT  
-3 1/2" MASONRY VENEER  
-WYTHES TO BE TIED W/ METAL TIES @ 16" O/C VERTICALLY & 36" O/C HORIZONTALLY  
-INSTALLED AS PER 9.20.9.4 OF THE B.C.B.C.  
IF SILL PLATE IS REQUIRED - 6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O/C  
NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES

**25a CORBEL MASONRY VENEER**

-MASONRY VENEER TO BE CORBELLED AS PER 9.20.12.3 (1) OF THE B.C.B.C.

**FLOOR ASSEMBLIES**

**26 SILL PLATE**

-2" X 4" (38mm X 89mm) PLATE  
-1/2" (13mm) DIA. ANCHOR BOLTS @ 7'-10" (2.4m) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FDN WALL  
-SILL PLATE TO BE CAULKED OR PLACED ON A LAYER OF MINERAL WOOL OR FOAM GASKET NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR PLACED ON FULL BED OF MORTAR

**27 BRIDGING**

a) STRAPPING  
-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2.1m) O.C.  
-FASTED TO SILL OR HEADER @ ENDS  
b) BRIDGING  
-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2.1m) O.C.  
c) BRIDGING & STRAPPING  
- a) & b) USED TOGETHER OR  
-1-1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2.1m) O.C. USED WITH STRAPPING (a)

**28 FLOOR ASSEMBLY**

-5/8" (16mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT AS PER B.C.B.C.- 9.23.14.5  
-FLOOR JOISTS AS PER FLOOR PLANS  
-FLOOR JOISTS 12" (300mm) O.C. WHEN CERAMIC TILE USED  
-PANEL-TYPE UNDERLAYMENT IS REQUIRED FOR RESILIENT FLOORING, OVER WAFERBOARD, STRANDBOARD, AND UNDER CERAMIC TILE APPLIED W/ ADHESIVE  
-PANEL-TYPE UNDERLAYMENTS SHALL COMFORM TO B.C.B.C.- 9.30.2.2, & 9.30.2.3, & 9.30.2.4  
-CERAMIC TILES SET IN A MORTAR BED SHALL CONFORM TO B.C.B.C.- 9.30.6.2  
-CERAMIC TILES APPLIED TO MORTAR BED W/ ADHESIVE SHALL CONFORM TO B.C.B.C. 9.30.6.3, & 9.30.6.4

**29 PORCH SLABS ABOVE COLD CELLAR**

FOR PORCHES LESS THAN 9'0" DEEP.  
-5" (130mm) 4650psi (32 MPa) CONC. SLAB W/ 5-8% AIR ENTRAINMENT  
-REINFORCE W/ 10M BARS @ 12" (300mm) O.C. EACH WAY PLACED IN BTM. THIRD OF SLAB  
-24" X 24" (600X600mm) DOWELS @ 24" (600mm) O.C. ANCHORED IN PERIMETER OF FDN. WALLS  
-SLOPE SLAB MIN. 1.5% TO EXTERIOR  
-PROVIDE L1+L7 LINTELS OR BACK TO BACK L7's OVER COLD CELLAR DOORS

**30 EXTERIOR BALCONY ASSEMBLY**

-1 1/4"X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING  
-2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O/C LAYING UNFASTENED ON SINGLE PLY WATERPROOF MEMBRANE ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O/C DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O/C  
- EXTERIOR GAURD AS PER #36a  
- SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER

**30a EXTERIOR FLAT ROOF ASSEMBLY**

-EPDM ROOF MEMBRANE(INSTALLED PER MANUF.)  
-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PERLINS SLOPED MIN. 2% TO ROOF SCUPPER  
-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON -2"X8" ROOF JOISTS @ 12" O/C

**ROOF ASSEMBLIES**

**31 TYPICAL ROOF**

-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES  
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL  
-EAVES PROTECTION LAID BENEATH STARTER STRIP  
-STARTER STRIP AS PER B.C.B.C.- 9.26.7  
-STARTER STRIP NOT REQUIRED IF TYPE M ROLL ROOFING IS USED FOR EAVES PROTECTION  
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS  
-APPROVED WOOD TRUSSES @ 24" (600mm) O.C.  
-TRUSS BRACING AS PER TRUSS MANUFACTURER  
-METAL EAVESTROUGH ON PREFINISHED ALUMINUM FASCIA AND ALUMINUM VENTED SOFFIT  
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT

**32 CEILING**

-R40 (RSI 5.4) INSULATION  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ B.C.B.C.- 9.25.3 & 9.25.4  
-1/2" (13mm) GYPSUM BOARD

**32a VAULTED OR CATHEDRAL CEILING**

-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES  
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL  
-EAVES PROTECTION LAID BENEATH STARTER STRIP  
-STARTER STRIP AS PER B.C.B.C.- 9.26.7  
-STARTER STRIP NOT REQUIRED IF TYPE M ROLL ROOFING IS USED FOR EAVES PROTECTION  
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS  
-2" X 10" (38mmX 235mm) NOTCHED OR  
-2" X 8" (38mmX 184mm) W/ 2" (38mm) CROSS PURLINS  
-R20 (RSI 3.52) INSULATION  
-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ B.C.B.C.- 9.25.3 & 9.25.4  
-1/2" (13mm) GYPSUM BOARD

**33 CONVENTIONAL FRAMING**

-MIN. 2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C.  
-MIN. 2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS  
-CEILING JOISTS TO BE MIN. 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED  
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1-1/2" (38mm) THICK

**34 ATTIC ACCESS HATCH**

-20" X 28" (500mmX 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R31 (RSI 31) INSULATION

**GENERAL**

**35 STAIRS**

-MAX. RISE = 7-7/8" (200mm)  
-MIN. RUN = 8-1/4" (210mm)  
-MIN. TREAD = 9-1/4" (235mm)  
-MAX. NOSING = 1" (25mm)  
-MIN. HEADROOM = 6'-5" (1950mm)  
-RAIL @ LANDING = 2'-7" (800mm)  
-RAIL @ STAIR = 2'-7" (800mm)  
-MIN. WIDTH = 2'-10" (860mm) (BETWEEN WALL FACES)  
-MIN. WIDTH = 2'-11" (900mm) (EXIT STAIRS, BETWEEN GUARDS)  
FOR CURVED STAIRS  
-MIN. RUN = 5-7/8" (150mm)  
-MIN. AVG. RUN = 7-7/8" (200mm)  
-FIN. RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS  
-EXT. CONC. STEPS TO HAVE 10"(254mm) RUN & 8"(200mm) RISE  
-FDN. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2  
-FTG. FOR FDN. WALL TO BE MIN. 4'-0" (1.22mm) BELOW GRADE

**36 GUARD**

-GUARD TO BE 3'-6" (1070mm) HIGH FOR FLOOR TO FLOOR/GRADE HEIGHTS GREATER THAN 5'11" (1.8m)  
-GUARDS TO BE 2'-11" (900mm) FOR HEIGHTS LESS THAN 1.8M 5'-11" (1.8m)  
-PICKETS TO HAVE 4" (100mm) MAX. SPACING

**36a EXTERIOR GUARDS**

-3'-0" HIGH PAINTED WOOD HANDRAIL W/ 2"X2" PAINTED WOOD PICKETS W/ MAXIMUM 4" OPENING BETWEEN PICKETS  
-RAILING TO 3'-6" HIGH WHERE ADJACENT GRADE IS MORE THAN 5'-11" ABOVE GRADE  
-PROVIDE 4"X4" PAINTED WOOD POSTS IN BETWEEN COLUMNS THAT EXCEED 4'-0"  
-CONSTRUCTION REQUIREMENT FOR GUARDS TO CONFORM W/ SECTION SG-7 OF THE SUPPLEMENTARY GUIDELINES TO THE 1997 B.C.B.C.

**37** -LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP

**38** -WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR

**39** -CAPPED DRYER VENT B.C.B.C.- 9.32.1.3(3)

**40** -1" X 2" (19mmX 38mm) BOTH SIDES OF STEEL

**41** -WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE, SILL GASKET OR No.15 ROLL ROOFING

**42** -PRECAST CONC. STEP  
-2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

**43** -STAGGER JOISTS MIN. 4" (100mm) @ PARTY WALLS

**44** SMOKE ALARM, B.C.B.C.- 9.10.18  
-PROVIDE 1 PER FLOOR NEAR THE STAIRS (MAX. 16'-5" (5m) FROM BEDROOMS) CONNECTING THE FLOOR LEVELS  
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS

**45** CARBON MONOXIDE DETECTOR (CMD), B.C.B.C.- 6.2.4 FOR EVERY BLDG. CONTAINING RESIDENTIAL OCCUPANCY, STORAGE GARAGE OR SOLID FUEL APPLIANCE, A CMD SHALL BE PROVIDED  
-CMD TO BE WIRED SO WHEN ACTIVATED SMOKE ALARM WILL SOUND

**46** -MAIN DOOR TO BE OPERABLE FROM INSIDE W/O KEY  
-PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT

**47** -GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEADBOLT

**48** -TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT;  
1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR  
2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1.0m) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1.0m) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL

**49 BRICK PIER W/ COLUMN:**

-3 1/2" FACE BRICK  
-3/4" AIR SPACE  
-6"X6" SQUARE POST ANCHORED TO PORCH SLAB W/ METAL SADDLE & 1"X6" TOP & BOTTOM TRIM  
-CAP PIER W/ PRECAST CONC. CAP  
NOTE: PIER TO BE TIED W/ METAL TIES @ 16" O.C. VERT. METAL TIES @ 16" O.C. VERT. INSTALLED AS PER 9.20.9.4 OF 1997 B.C.B.C.

**50 COLD CELLARS**

-FOR COLD CELLARS PROVIDE THE FOLLOWING:  
-FLOOR DRAIN AS PER 9.31.4.4 OF THE B.C.B.C.  
-4" (89mm) PIPE VENT W/ BUG SCREEN  
-WALL-MOUNTED LIGHT FIXTURE  
-L1+L7 FOR DOOR OPENING  
-2'-8"X6"10" EXTERIOR TYPE DOOR (MIN R-4 RSI 0.7)  
-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R-8 (RSI 1.41)

**FRAME CONSTRUCTION**

-ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE  
-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING  
-BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING  
-DOUBLE STUDS @ OPENINGS  
-DOUBLE RIM JOISTS WHICH SUPPORT LINTELS IN EXT. WALLS  
-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1.2m) AND 10'-6" (3.2m)  
-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2.0m)  
-DOUBLE JOISTS UNDER PARALLEL PARTITIONS  
-BEAM TO BE PLACED UNDER LOADBEARING WALL WHEN WALL IS PARALLEL TO FLOOR JOISTS  
-BEAM MAY BE A MAX. 24" (600mm) FROM A LOADBEARING WALL WHEN THAT WALL IS PERPENDICULAR TO FLOOR JOISTS  
-METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS  
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)  
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER

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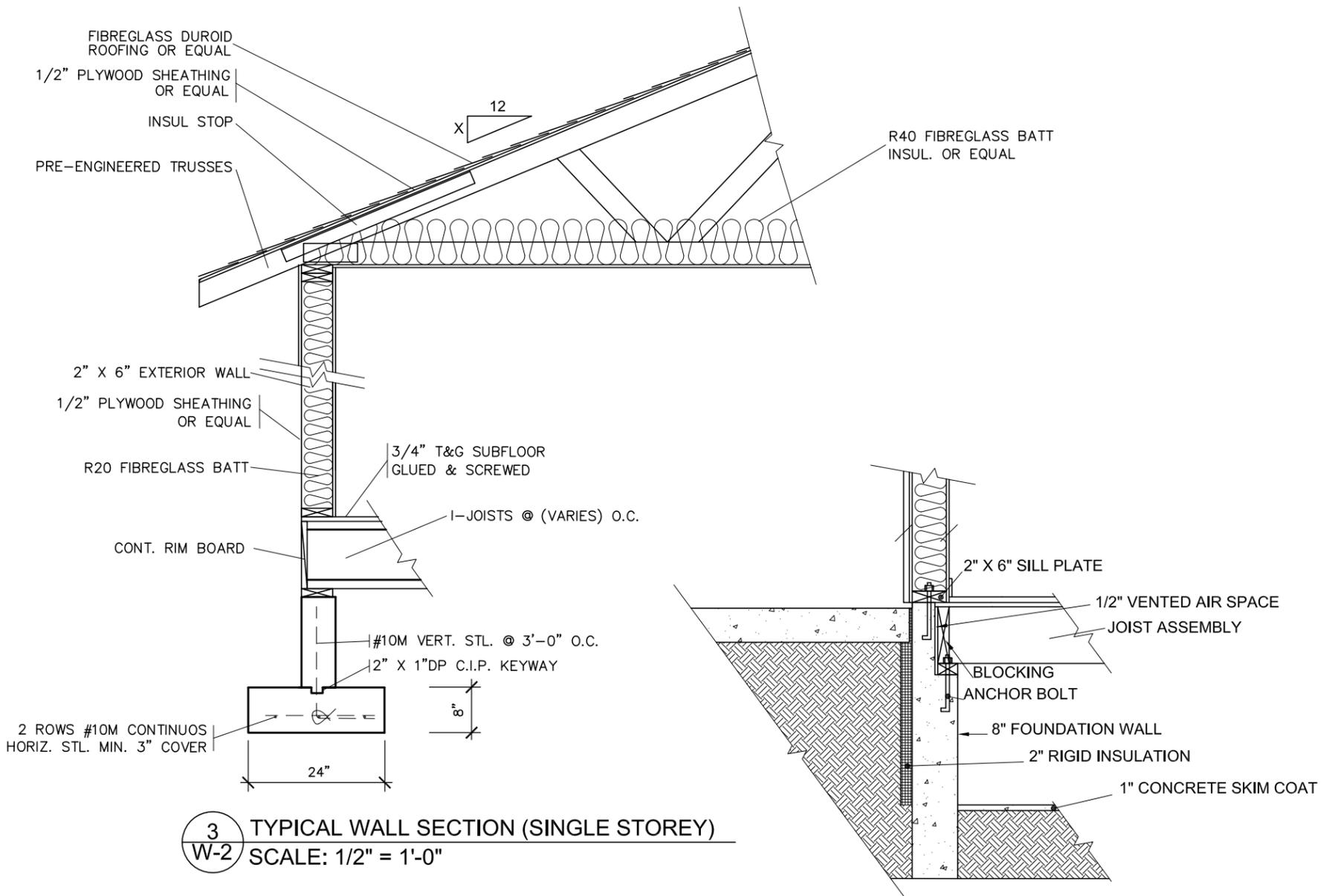
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**DOOR SCHEDULE** (46) (47)

- A 865x2030x45 (2'10"x6'8"x1-3/4")
- B 815x2030x35 (2'8"x6'8"x1-3/8")
- C 760x2030x35 (2'6"x6'8"x1-3/8")
- D 710x2030x35 (2'4"x6'8"x1-3/8")
- E 460x2030x35 (1'6"x6'8"x1-3/8")
- F 610x2030x35 (2'0"x6'8"x1-3/8")

**LINTEL & BEAMS**

- L1 2/2" X 8" SPF
- L3 2/2" X 10" SPF
- L5 2/2" X 12" SPF
- L7 3-1/2" X 3-1/2" X 1/4" L
- L9 4" X 3-1/2" X 1/4" L
- L10 5" X 3-1/2" X 5/16" L
- L11 5" X 3-1/2" X 3/8" L

- EXIT LIGHTING (DIRECTIONAL)
- EXIT LIGHTING
- EMERGENCY LIGHTING
- FIRE ALARM SYSTEMS
- COMPUTER DATA SYSTEMS
- FACP FIRE ALARM ANNUNCIATOR
- ANNUNCIATOR

**LEGEND / PLANS**

- POT LIGHT
- LIGHT FIXTURE
- LIGHT FIXTURE (PULL CHAIN)
- LIGHT FIXTURE (WALL MOUNTED)
- SWITCH
- 3 WAY SWITCH
- SMOKE ALARM (44)
- CARBON MONOXIDE DETECTOR (45)
- DUPLEX OUTLET (12" HIGH)
- DUPLEX OUTLET (HEIGHT AS NOTED)
- WATERPROOF DUPLEX OUTLET
- HEAVY DUTY OUTLET
- T.V. OUTLET
- CENTRAL VACUUM
- TELEPHONE OUTLET
- VENTS AND INTAKES
- EXHAUST FAN (38)
- HOSE BIB
- FLOOR DRAIN
- HEAT DUCT
- RAIN WATER LEADER (TO SEWER)
- RAIN WATER LEADER (TO PAD)
- D.J. DOUBLE JOIST
- T.J. TRIPLE JOIST
- P.T. PRESSURE TREATED LUMBER
- G.T. GIRDER TRUSS
- S.B. SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)
- P.L. POINT LOAD
- F.A. 36" FLAT ARCH
- D.V. DOUBLE VOLUME WALL (23)

**LEGEND / ELEVATIONS**

- COLD CELLAR VENT
- FURNACE VENT
- STOVE VENT
- FIRE PLACE VENT
- DRYER VENT
- HWT VENT
- FURNACE INTAKE
- HWT INTAKE
- LIGHT FIXTURE (WALL MOUNTED)
- H. HYDRO METER
- G. GAS METER
- U/S UNDER SIDE
- FG FIXED GLAZING
- GB GLASS BLOCK
- BPB BLACK PAPER BEHIND

**FLOOR AREA CALCULATIONS**

	MAIN		
CONSTRUCTION	1273		
RENOVATION	-		
DEDUCT O.T.B.	-		
TOTAL (FT <sup>2</sup> )	1273		
FIN. BASEMENT	-		
TOTAL (FT <sup>2</sup> )	1273		
CARPOR	-		
TOTAL (FT <sup>2</sup> )	1273		
(m <sup>2</sup> )	118		
COVERAGE (FT <sup>2</sup> )	-		
W/O PORCH (m <sup>2</sup> )	-		
COVERAGE (FT <sup>2</sup> )	-		
W/ PORCH (m <sup>2</sup> )	-		

CLIENT: **ROB ZARETZKI**

PROJECT: **RESIDENTIAL NEW CONSTRUCTION**  
LOT B, TAGHUM FRONTAGE RD., TAGHUM BC.

REVISIONS:  
1. ISSUED FOR CLIENT REVIEW

DATE: 02/22  
DWN: JW  
CHK:

**D3**

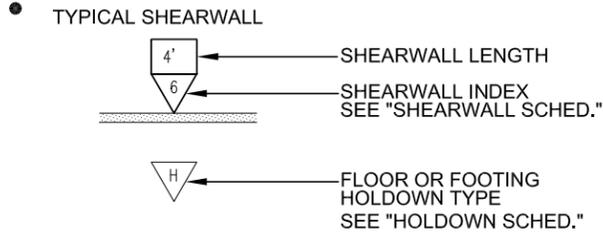
ADA Co.

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE DESIGNER.

**BUILDING CODE DATA**

2006 BRITISH COLUMBIA BUILDING CODE  
 2006 BRITISH COLUMBIA PLUMBING CODE  
 2009 BRITISH COLUMBIA ELECTRICAL CODE REGULATION

**LEGEND**



**LOADING CRITERIA**

ROOF LIVE LOAD ————— 50 PSF  
 ROOF DEAD LOAD ————— 15 PSF

FLOOR LIVE LOAD ————— 40 PSF  
 FLOOR DEAD LOAD ————— 15 PSF

INTERIOR PARTITION WALL LOAD ————— 10 PSF

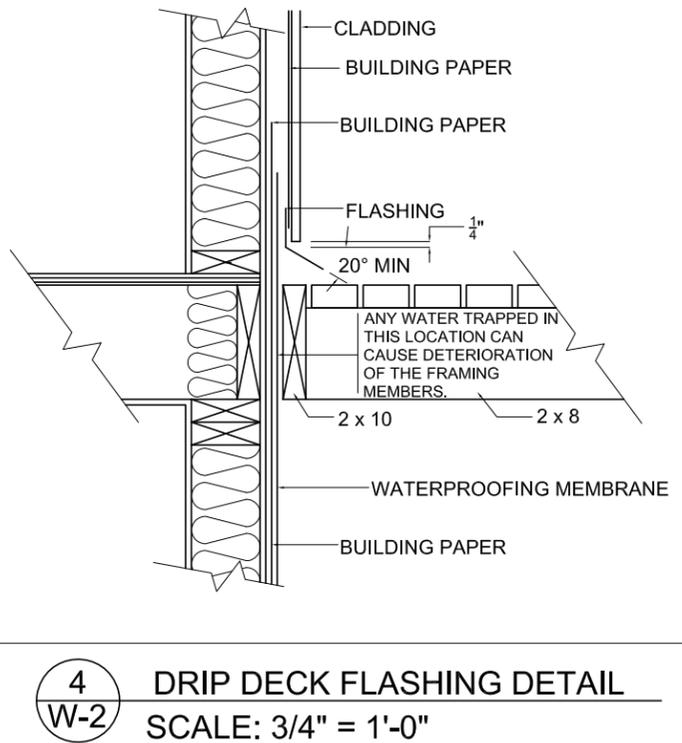
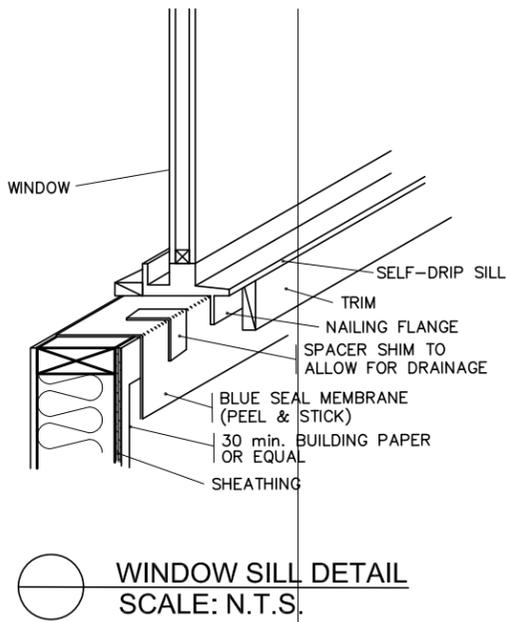
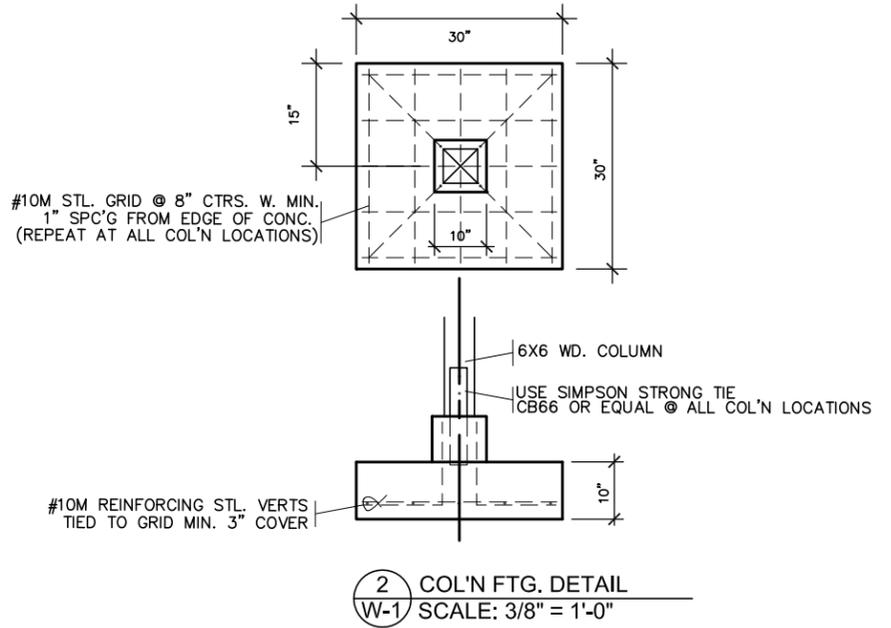
WIND LOAD ————— 60 pa  
 SEISMIC ————— ZONE 1

**ABBREVIATIONS**

A.B.	Anchor Bolt
ARCH	Architectural
B.S	Both Sides
C.L.	Centerline
CONN	Connection
CONT	Continuous
DET	Detail
DT	Drag Truss
DWG	Drawing
EA	Each
E.N.	Edge Nailing
ELEV	Elevation
F.N.	Field Nailing
F.V.	Field Verify
FT	Floor Truss
GA	Gauge
GT	Girder Truss
HT	Hip Truss
LGS	Light Gauge Steel
NO	Number
OSB	Oriented Strand Board
PL	Plate
RT	Roof Truss
S.A.D.	See Architectural Drawings
SCHL	Schedule
T	Truss
T&B	Top & Bottom
T&G	Tounge & Groove
T.O.C.	Top Of Concrete
TYP	Typical
UON	Unless Otherwise Noted

**GENERAL NOTES:**

- GENERAL:** FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, AND TRANSPORTATION NECESSARY AND INCIDENTAL TO CONSTRUCTION OPERATIONS FOR THE WORK IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS.  
  
PROVIDE WORK NOT SPECIFICALLY INDICATED ON THE DRAWINGS OR EXPRESSLY REQUIRED BY THE SPECIFICATIONS, BUT WHICH IS REASONABLY INFERABLE FROM THEM AND IS MANIFESTLY NECESSARY FOR PROPER, FULL AND FAITHFUL PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT AND MEANING OF THE DOCUMENTS.  
  
ANY IDENTIFIED DISCREPANCIES AND ERRORS OR OMISSIONS SHALL BE REPORTED TO THE DESIGNER AT LEAST (10) DAYS BEFORE SUBMISSION OF BIDS FOR INTERPRETATION OR CLARIFICATION.
- BUILDING LAYOUT:** PRIOR TO CONSTRUCTION, VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AGAINST FIELD CONDITIONS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
- CODES AND ORDINANCES:** ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING THE BRITISH COLUMBIA BUILDING CODE 2006, B.C. PLUMBING CODE, B.C. ELECTRICAL CODE, WORKSAFE BC, OHS, ETC.
- PROTECTION:** UNLESS OTHERWISE NOTED, PROTECT ALL EXISTING WORK ON SITE, AS WELL AS ON ADJACENT PROPERTIES AND IN PUBLIC AREAS FROM DAMAGE CAUSED FROM CONSTRUCTION OPERATIONS. PROTECTION SHALL INCLUDE EXISTING FINISHES, EQUIPMENT, BUILDINGS, TREES, LANDSCAPE PLANTINGS AND GRASS, ROADWAYS AND UTILITIES. REPAIR OR REPLACE DAMAGED ITEMS AT NO COST TO THE OWNER.
- SPECIAL INSPECTIONS**  
IT IS THE CONTRACTORS/OWNERS RESPONSIBILITY TO ENSURE THAT ALL SPECIAL INSPECTIONS ARE CARRIED OUT BEFORE COVERING ANY WORK. WRITTEN NOTIFICATION FROM THE SPECIAL INSPECTOR IS REQUIRED, STATING THAT THE WORK WAS INSPECTED AND MEETS ALL CODE REQUIREMENTS BEFORE PROCEEDING. THERE WILL BE NO EXCEPTIONS.



ROB ZARETZKI

RESIDENTIAL NEW CONSTRUCTION  
 LOT B, TAGHUM FRONTAGE RD., TAGHUM BC.

REVISIONS:	DATE	DWN	CHK
1. ISSUED FOR CLIENT REVIEW	02/22	JW	

**D4**

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Google earth



**REFERENCE PLAN OF EASEMENT OVER PART OF  
LOT B, PLAN EPP11535, DISTRICT LOT 2355,  
KOOTENAY DISTRICT.**

PLAN EPP11703

PURSUANT TO SECTION 99(1)(e) OF THE LAND TITLE ACT.

BCGS 82F.043



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED AND ARE HORIZONTAL GROUND MEASURED.

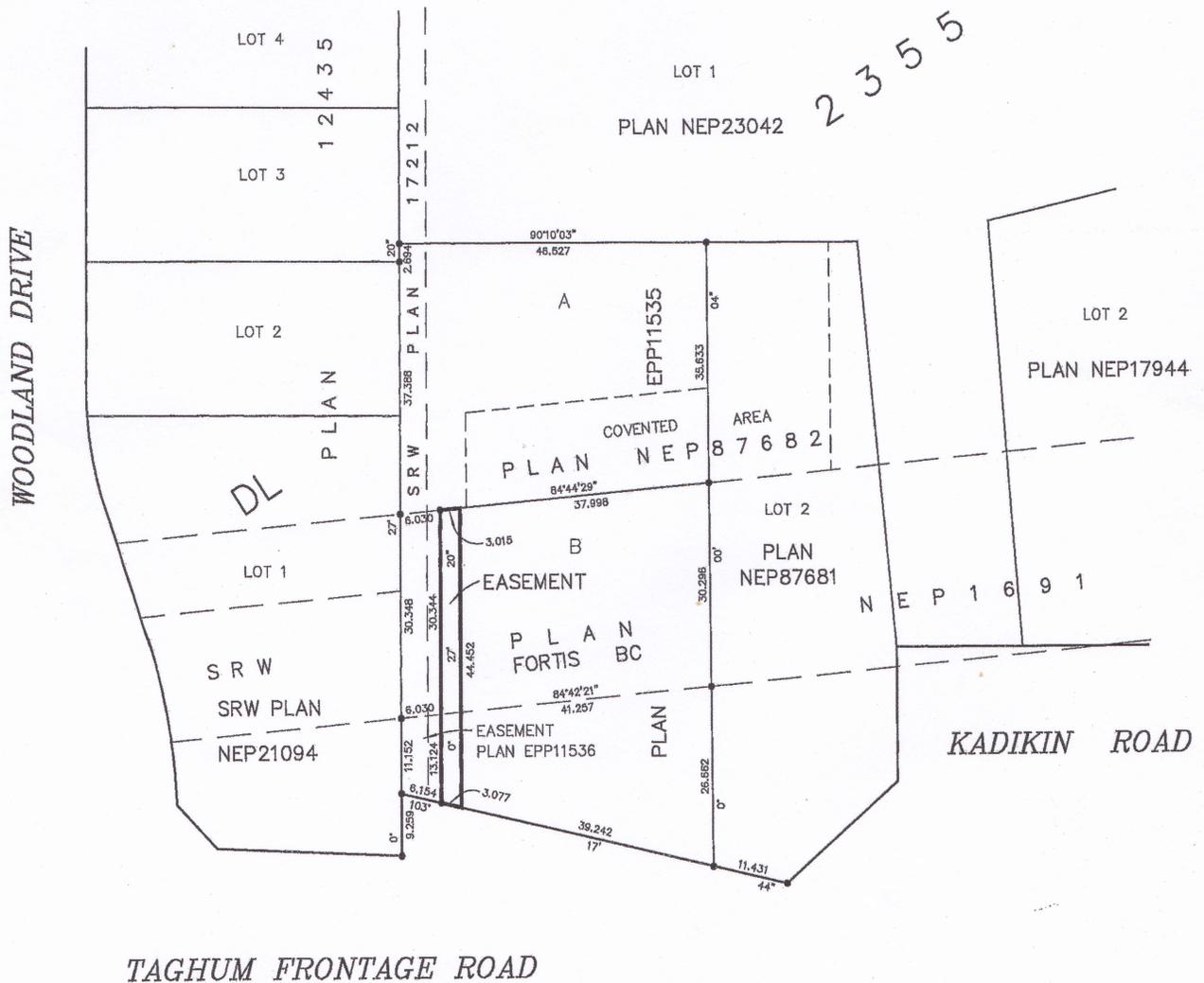
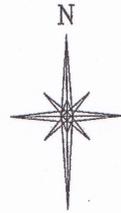
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (SHEET SIZE C) WHEN PLOTTED AT A SCALE OF 1:500

**LEGEND**

BEARINGS ARE ASTRONOMIC DERIVED FROM PLAN NEP87681.

● DENOTES STANDARD IRON POST FOUND.

BOOK OF REFERENCE	
DESCRIPTION	AREA
LOT A, PLAN EPP11535, DISTRICT LOT 2355, K.D.	131.9m <sup>2</sup>

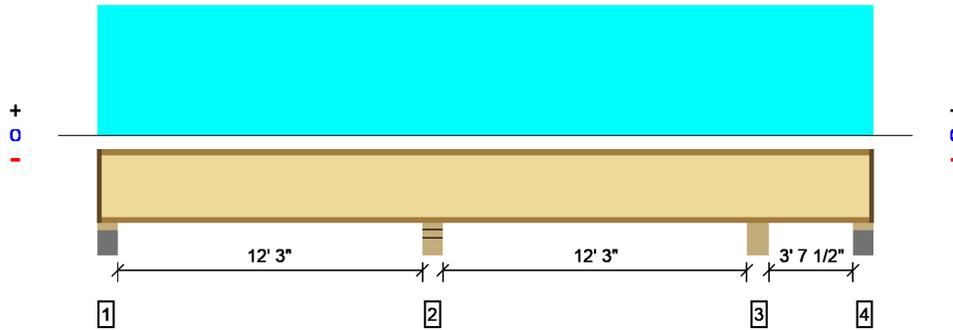


**GORDON STEIN**  
B.C.L.S. and P. ENG.,  
908 FRONT ST,  
NELSON, B.C. V1L 5P7  
PHONE OR FAX 250-352-7312

The field survey represented by this plan was completed by Gordon Stein, B.C.L.S. on the 9th day of February, 2011.  
THIS PLAN LIES WITHIN REGIONAL DISTRICT OF CENTRAL KOOTENAY.

FILE #3771  
COMP FILE ZARETZKI10-EA52

Overall Length: 30'



All Dimensions Are Horizontal; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1551 @ 12' 11 1/4"	4050	Passed (38%)	1.00	1.25 D + 1.5 L (Adj Spans)
Shear (lbs)	755 @ 12' 8 1/2"	2873	Passed (26%)	1.00	1.25 D + 1.5 L (Adj Spans)
Moment (Ft-lbs)	-1867 @ 12' 11 1/4"	6310	Passed (30%)	1.00	1.25 D + 1.5 L (Adj Spans)
Live Load Defl. (in)	0.071 @ 6' 3 7/16"	0.314	Passed (L/999+)	--	1.0 D + 1.0 L (Alt Spans)
Total Load Defl. (in)	0.092 @ 6' 2 1/4"	0.628	Passed (L/999+)	--	1.0 D + 1.0 L (Alt Spans)
TJ-Pro™ Rating	60	55	Passed	--	--
System Vibration Control	0.228	1.000	Passed (23%)	--	--
Bare Joist Deflection (in)	0.091	0.424	Passed (L/999+)	--	--

System : Floor  
 Member Type : Joist  
 Building Use : Residential  
 Building Code : NBCC 2005  
 Design Methodology : LSD

- Deflection criteria: LL (L/480) and TL (L/240).
- The importance category considered for this design is normal.
- Bracing (Lu): All compression edges (top and bottom) must be braced at 5' 7 3/16" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- Support 1 exceeds the allowed maximum bearing length of 3 1/2" for this product. The maximum bearing length was used for analysis.
- Support 2 exceeds the allowed maximum bearing length of 5 1/4" for this product. The maximum bearing length was used for analysis.
- Support 3 exceeds the allowed maximum bearing length of 5 1/4" for this product. The maximum bearing length was used for analysis.
- Support 4 exceeds the allowed maximum bearing length of 3 1/2" for this product. The maximum bearing length was used for analysis.
- A structural analysis of the deck has not been performed.
- The moment, shear, and member reaction values are based on factored loads (strength). Support reactions and deflections are based on unfactored loads (service).
- Deflection analysis is based on composite action with a single layer of 23/32" Panel (24" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: 1x4 Flat strapping, bridging or blocking at max. 8' o.c., perpendicular partitions.

Supports	Bearing Length			Loads to Supports (lbs)		Accessories
	Total	Available	Required	Dead	Floor Live	
1 - Plate on concrete - SPF	5.50"	4.25"	1.75"	105	310/-30	1 1/4" Rim Board
2 - Stud wall - SPF	5.50"	5.50"	3.50"	294	788	None
3 - Beam - SPF	6.00"	6.00"	3.50"	200	651/-3	None
4 - Plate on concrete - SPF	5.50"	4.25"	1.75"	2/-1	174/-172	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location	Spacing	Dead	Floor Live	Comments
1 - Uniform(PSF)	0 to 30'	16"	15.0	40.0	Residential - Living Areas

**iLEVEL Notes**

iLevel warrants that the sizing of its products will be in accordance with iLevel product design criteria and published design values. iLevel expressly disclaims any other warranties related to the software. Refer to current iLevel literature for installation details. (www.iLevel.com) Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. iLevel products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards.

The product application, input design loads, dimensions and support information have been provided by Forte Software Operator



Forte Software Operator	Job Notes
JASON WARD ADA Co. INC. (250) 231-6700 adacoinc@gmail.com	1202-01 - ZARETSKY

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