



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

**250.231.6700**  
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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:	ROB ZARETZKI	REVISIONS:		DATE	DWN	CHK	
		1. ISSUED FOR CLIENT REVIEW		02/22	JW		
PROJECT:	RESIDENTIAL NEW CONSTRUCTION LOT B, TAGHUM FRONTAGE RD., TAGHUM BC.	2. ISSUED FOR CONSTRUCTION		02/22	JW		
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.							

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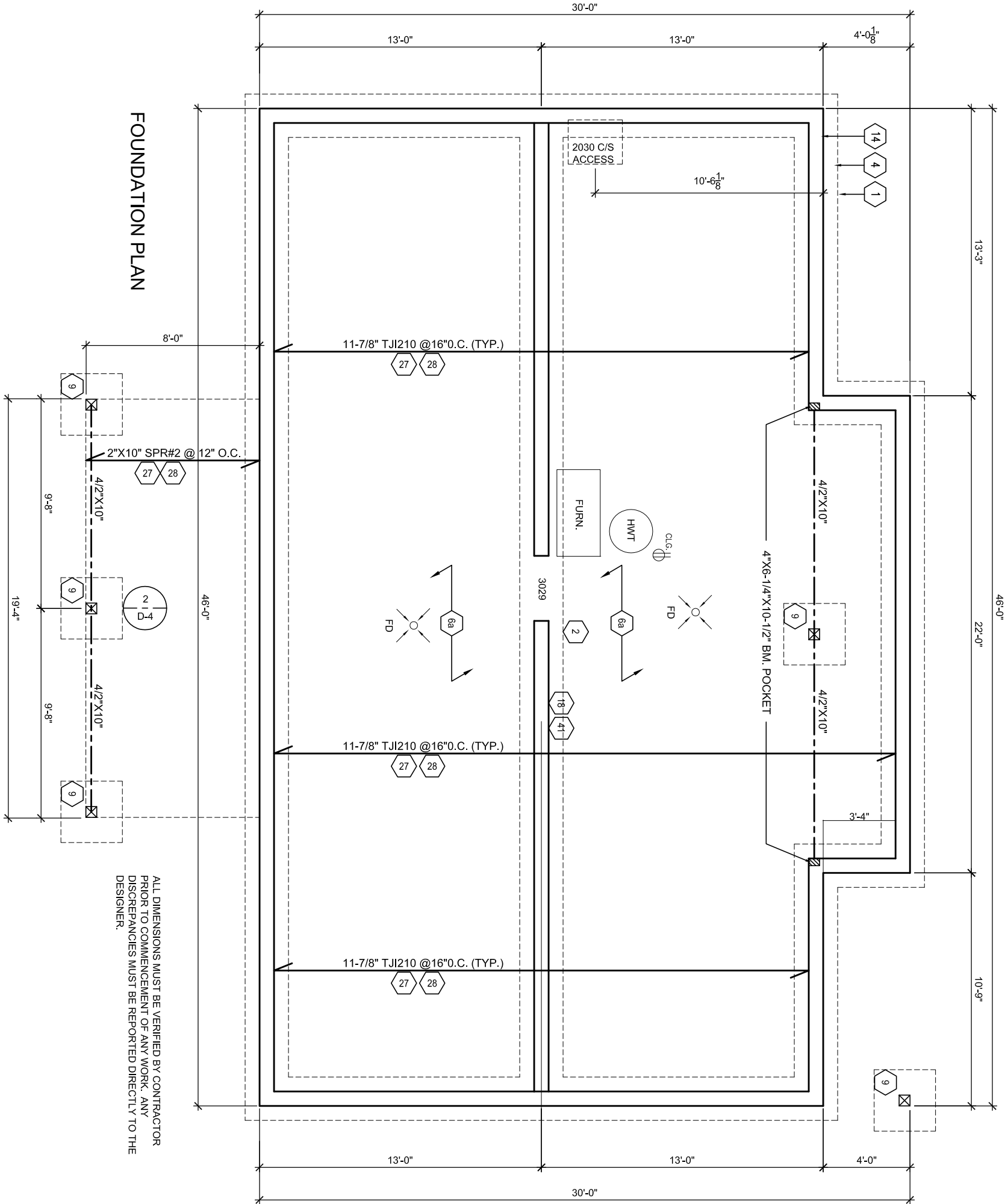
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02/22 JW  
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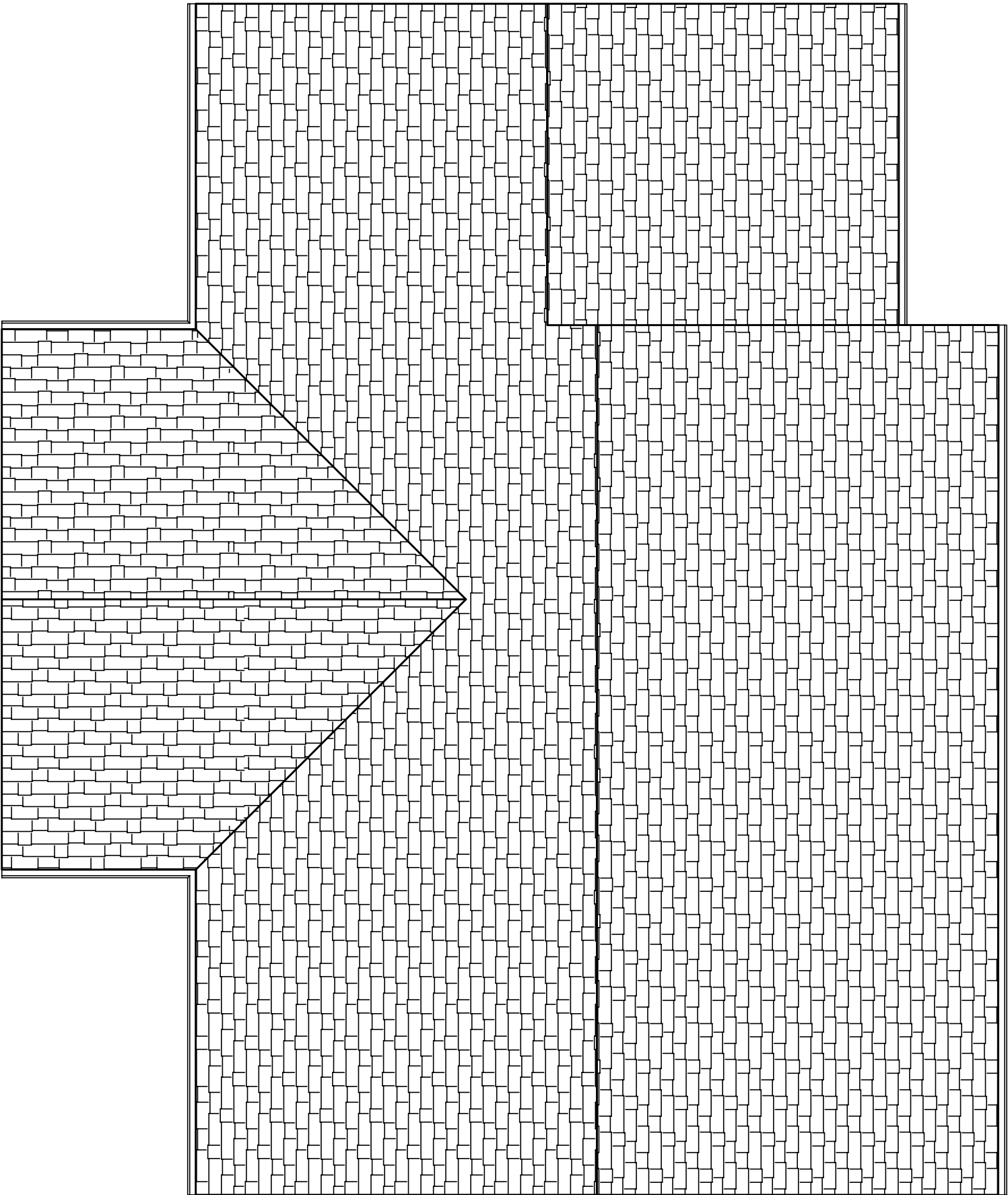
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ROOF PLAN

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RESIDENTIAL NEW CONSTRUCTION

LOT B, TAGHUM FRONTAGE RD., TAGHUM BC.

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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 - RERO 1/300th OF INSULATED CEILING SPACE MIN.

TIMBER TRUSS AS PER DETAIL



PEAK HEIGHT OF ROOF



SCULPTURED FIBREGLASS SHINGLES

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

TOP OF PLATE

TOP OF WINDOW

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

SCULPTURED ROCK ACCENT

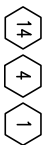
TOP OF FIN. 1ST FLR.

TOP OF FDN.

FIN. GRADE

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO THE DESIGNER.

FRONT ELEVATION



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PROJECT:

ROB ZARETZKI

REVISIONS:

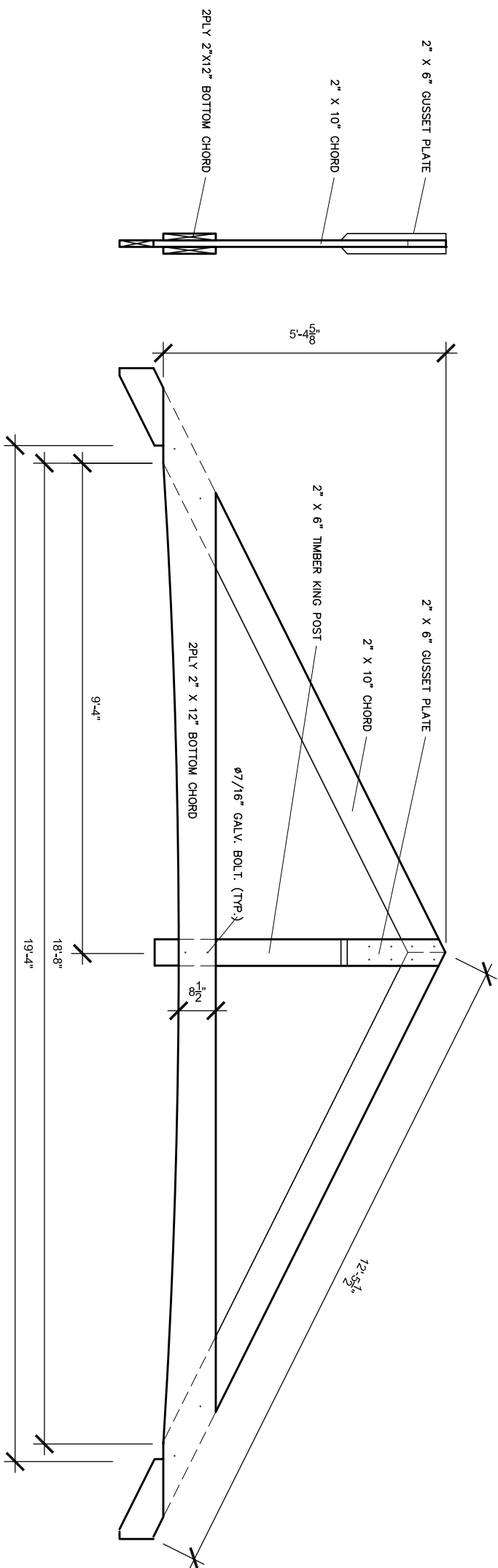
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DWN	JW

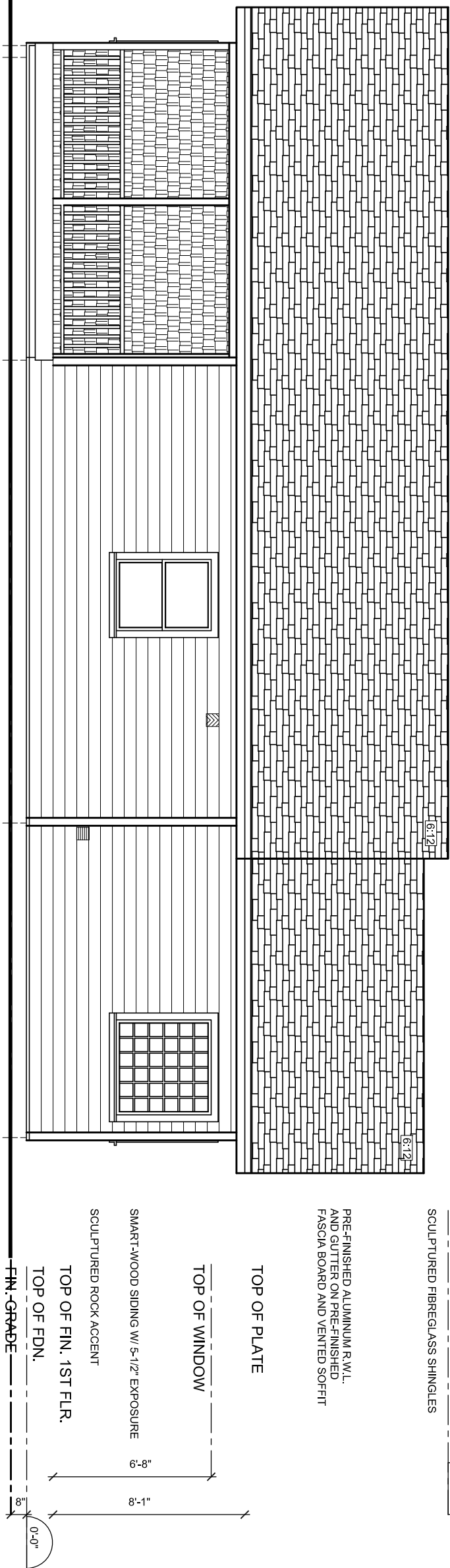
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**GM**



1 TIMBER TRUSS DETAIL  
W-1 SCALE: 3/8" = 1'-0"

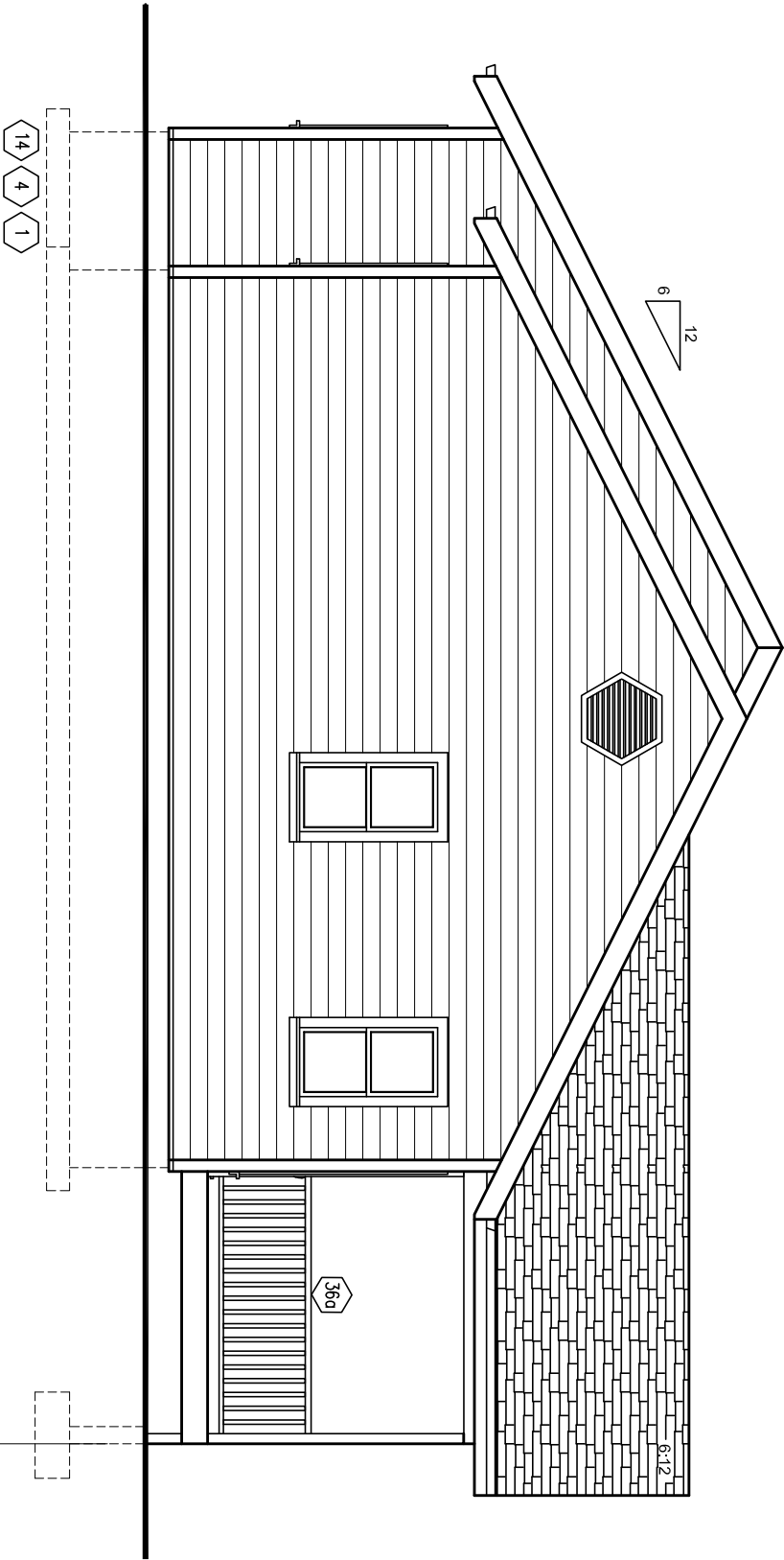


## REAR ELEVATION

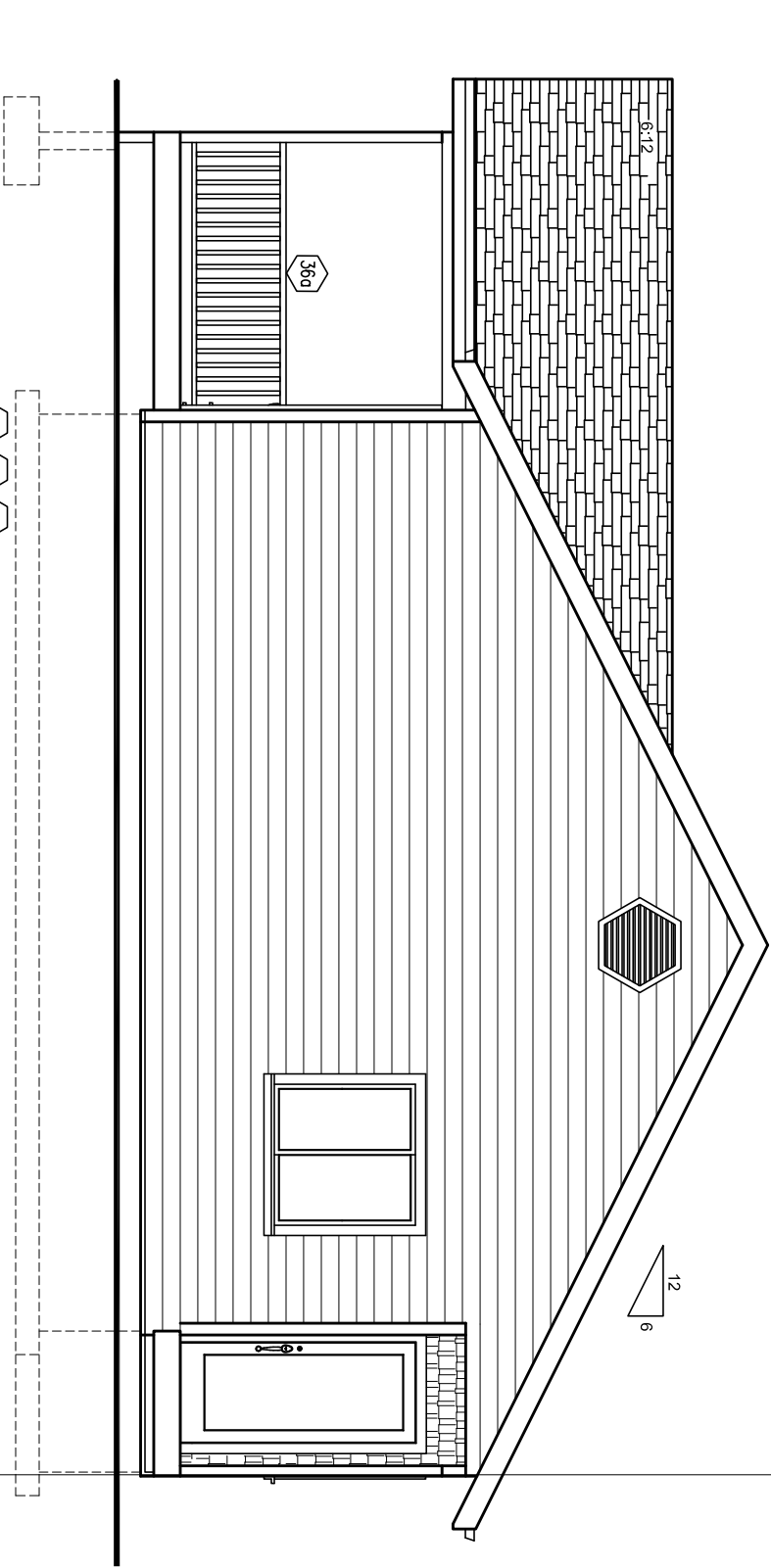
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LEFT ELEVATION



RIGHT ELEVATION

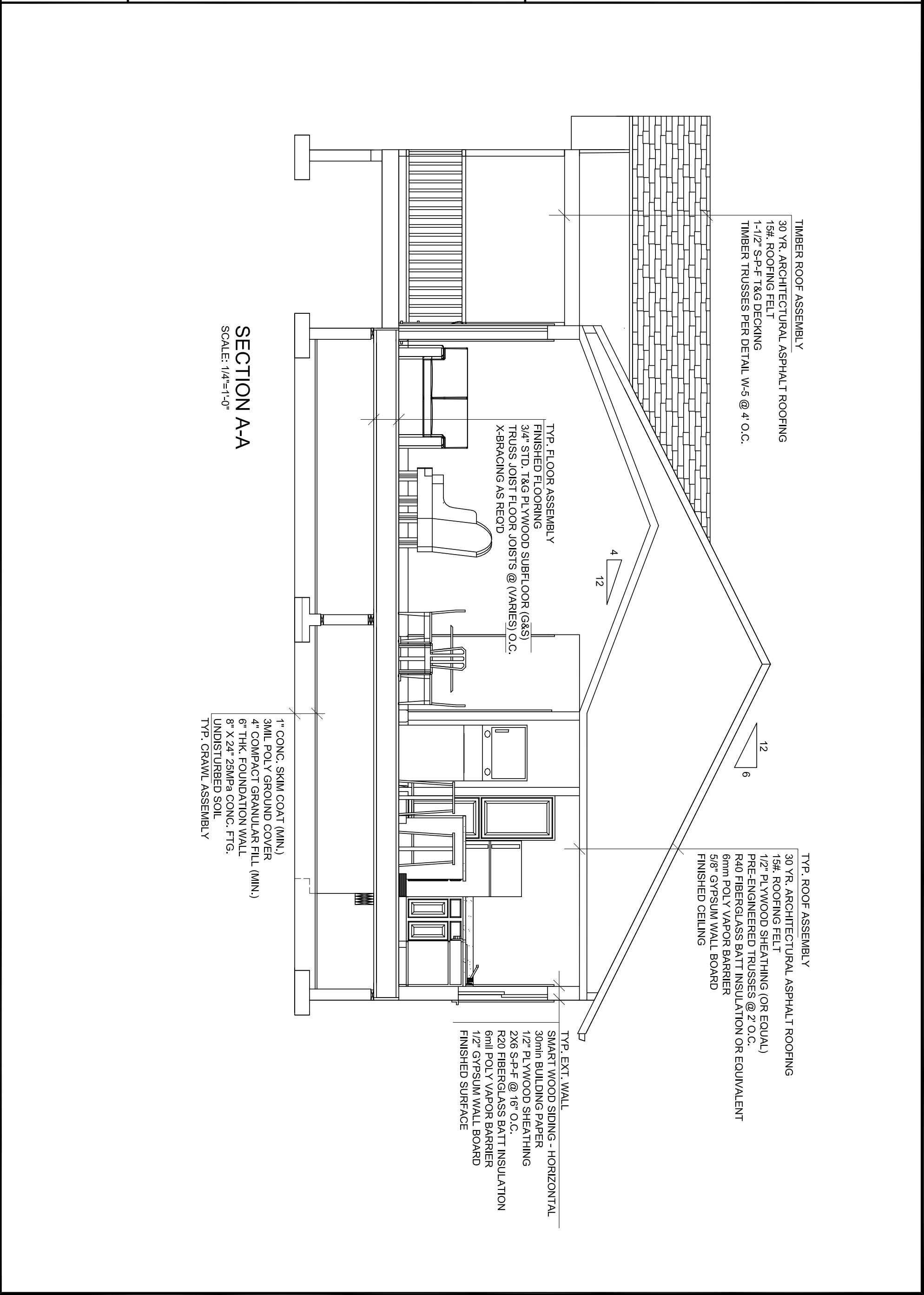
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CONSTRUCTION NOTES

(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  
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/ 12" (300mm) LAPPED JOINTS  
-DAMPPROOFING 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

DAMPPROOFING & WATERPROOFING

-DAMPPROOF 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

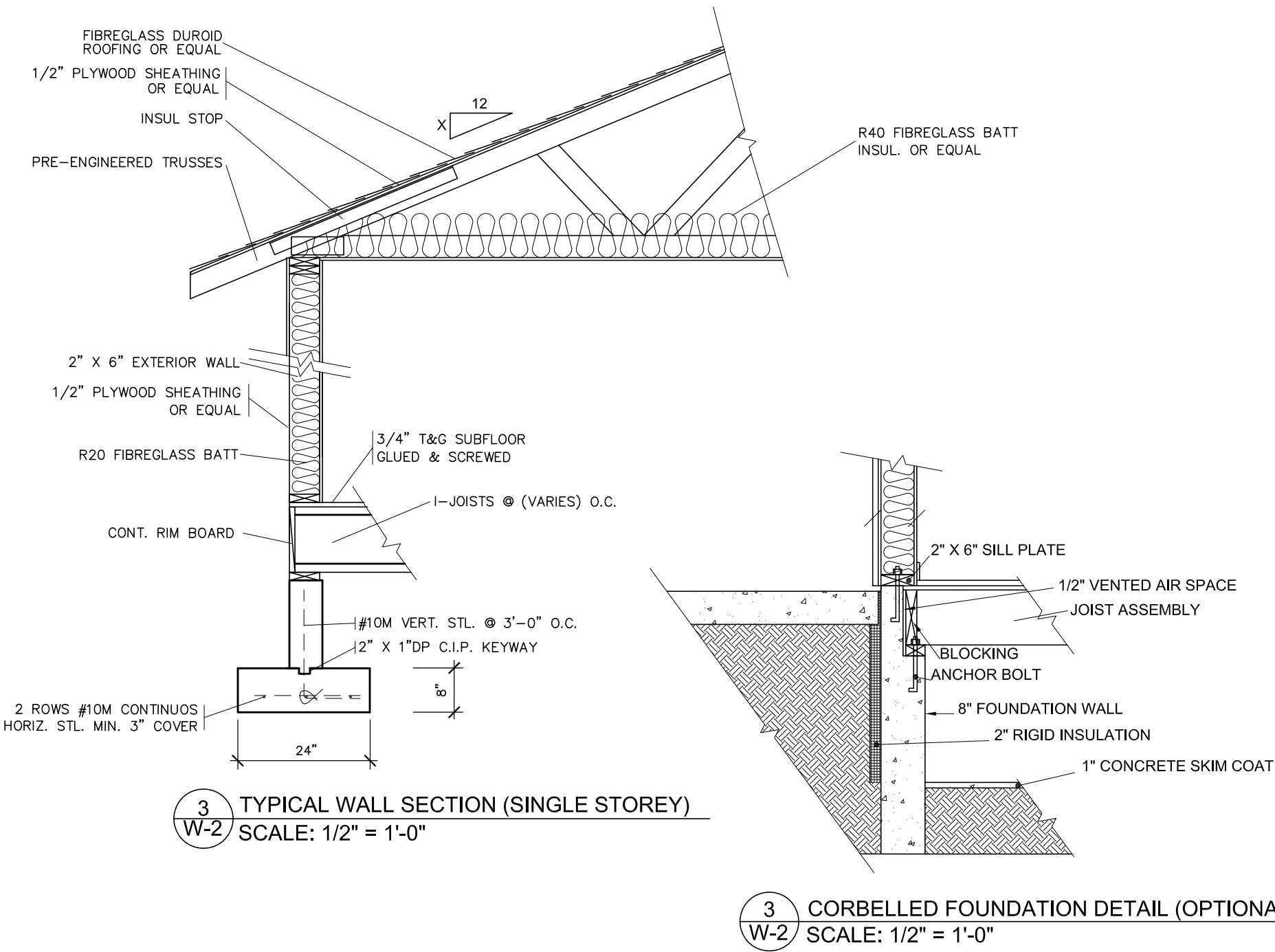
21 PARTY WALL - WOOD STUD

-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

CLIENT:	ROB ZARETZKI	REVISIONS:		DATE	DWN	CHK	<div>D1</div> <div>ADA Co.</div>
		1. ISSUED FOR CLIENT REVIEW	02/22	JW			
PROJECT:	RESIDENTIAL NEW CONSTRUCTION LOT B, TAGHUM FRONTAGE RD., TAGHUM BC.						
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21a	<div><div>FIREWALL</div><div><div>- 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</div><div>-1/2" (13mm) GYPSUM BOARD W/ TAPED JOINTS ON 2" X 2" (38mmX 38mm) WOOD STRAPPING @ 16" (400mm) ON BOTH SIDES OF WALL</div><div>-8" (190mm) CONCRETE BLOCK 75% SOLID, MIN. 2 HOUR FIRE-RESISTANT RATING</div><div>-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS</div><div>-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING</div><div>-EXTEND 6" (150mm) ABOVE ROOF SURFACES &amp; HAVE ALUMINUM CAP W/ THROUGH WALL FLASHING</div><div>-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE</div></div></div>	29	<div><div>PORCH SLABS ABOVE COLD CELLAR</div><div><div>FOR PORCHES LESS THAN 9'0" DEEP.</div><div>-5" (130mm) 4650psi (32 MPa) CONC. SLAB W/ 5-8% AIR ENTRAINMENT</div><div>-REINFORCE W/ 10M BARS @ 12" (300mm) O.C. EACH WAY PLACED IN BTM. THIRD OF SLAB</div><div>-24" X 24" (600X600mm) DOWELS @ 24" (600mm) O.C. ANCHORED IN PERIMETER OF FDN. WALLS</div><div>-SLOPE SLAB MIN. 1.5% TO EXTERIOR</div><div>-PROVIDE L1+L7 LINTELS OR BACK TO BACK L7's OVER COLD CELLAR DOORS</div></div></div>	36	<div><div>GUARD</div><div><div>-GUARD TO BE 3'-6" (1070mm) HIGH FOR FLOOR TO FLOOR/GRADE HEIGHTS GREATER THAN 5'11" (1.8m)</div><div>-GUARDS TO BE 2'-11" (900mm) FOR HEIGHTS LESS THAN 1.8M 5'-11" (1.8m)</div><div>-PICKETS TO HAVE 4" (100mm) MAX. SPACING</div></div></div>
22	<div><div>GARAGE WALL &amp; CEILING</div><div><div>-1/2" (13mm) GYPSUM BOARD ON BOTH SIDES OF WALL &amp; U/S OF CEILING BETWEEN HOUSE AND GARAGE</div><div>-TAPE AND SEAL ALL JOINTS GAS TIGHT</div><div>-R20 (RSI 3.50) INSULATION IN WALLS,</div><div>-R25 (RSI 4.4) INSULATION IN CEILINGS W/ FLOOR ABOVE</div><div>-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ B.C.B.C.- 9.25.3 &amp; 9.25.4 FOR FLOOR ABOVE</div></div></div>	30	<div><div>EXTERIOR BALCONY ASSEMBLY</div><div><div>-1 1/4"X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING</div><div>-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</div><div>- EXTERIOR GAURD AS PER #36a</div><div>- SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER</div></div></div>	36a	<div><div>EXTERIOR GUARDS</div><div><div>-3'-0" HIGH PAINTED WOOD HANDRAIL W/ 2"X2" PAINTED WOOD PICKETS W/ MAXIMUM 4" OPENING BETWEEN PICKETS</div><div>-RAILING TO 3'-6" HIGH WHERE ADJACENT GRADE IS MORE THAN 5'-11" ABOVE GRADE</div><div>-PROVIDE 4"X4" PAINTED WOOD POSTS IN BETWEEN COLUMNS THAT EXCEED 4'-0"</div><div>-CONSTRUCTION REQUIREMENT FOR GUARDS TO CONFORM W/ SECTION SG-7 OF THE SUPPLEMENTARY GUIDELINES TO THE 1997 B.C.B.C.</div></div></div>
22a	<div><div>WALLS ADJACENT TO ATTIC SPACE</div><div><div>-1/2" (13mm) GYPSUM BOARD</div><div>-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ B.C.B.C.- 9.25.3 &amp; 9.25.4</div><div>-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.</div><div>-R20 (RSI 3.50) INSULATION</div><div>-1/2" (13mm) GYPSUM BOARD OR 1/4" PLYWOOD SHEATHING ON ATTIC SIDE</div></div></div>	30a	<div><div>EXTERIOR FLAT ROOF ASSEMBLY</div><div><div>-EPDM ROOF MEMBRANE(INSTALLED PER MANUF.)</div><div>-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PERLINS SLOPED MIN. 2% TO ROOF SCUPPER</div><div>-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON -2"X8" ROOF JOISTS @ 12" O/C</div></div></div>	37	<div><div>LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP</div></div>

CLIENT:	ROB ZARETZKI	REVISIONS:	DATE	DWN	CHK	<div>D2</div> <div>ADA Co.</div>
PROJECT:	RESIDENTIAL NEW CONSTRUCTION LOT B, TAGHUM FRONTAGE RD., TAGHUM BC.	1. ISSUED FOR CLIENT REVIEW	02/22	JW		
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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)

LEGEND / ELEVATIONS

- COLD CELLAR VENT  
FURNACE VENT  
STOVE VENT  
FIRE PLACE VENT  
DRYER VENT  
HWT VENT  
FURNACE INTAKE  
HWT INTAKE  
LIGHT FIXTURE (WALL MOUNTED)  
HYDRO METER  
GAS METER

- D.J. DOUBLE JOIST  
T.J. TRIPLE JOIST  
P.T. PRESSURE TREATED LUMBER  
G.T. GIRDER TRUSS  
SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)  
POINT LOAD  
FLAT ARCH  
DOUBLE VOLUME WALL 23

- 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		
CARPORT	-		
TOTAL (FT <sup>2</sup> ) (m <sup>2</sup> )	1273 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.

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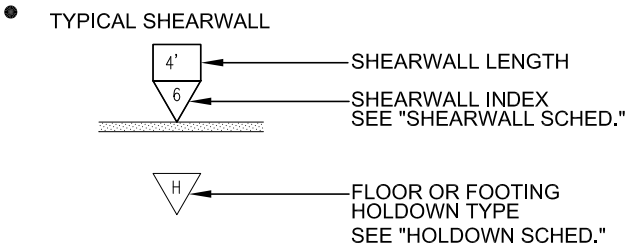
REVISIONS:	DATE	DWN	CHK
1. ISSUED FOR CLIENT REVIEW	02/22	JW	

D3  
ADA Co.

BUILDING CODE DATA

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

LEGEND







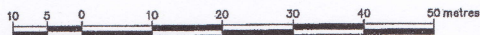
Google earth





## PLAN EPP11703

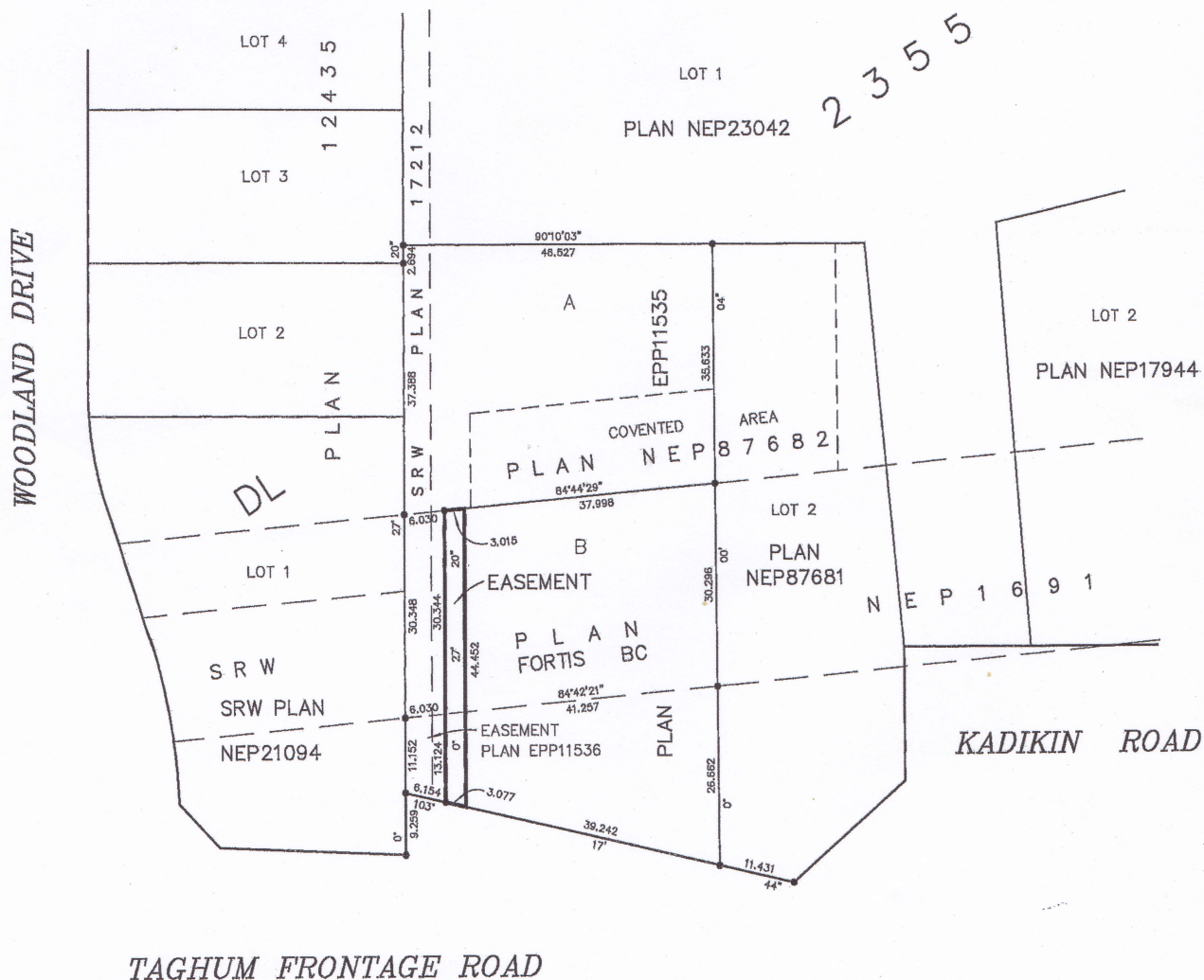
BCGS 82F.043



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

BEARINGS ARE ASTRONOMIC DERIVED  
FROM PLAN NEP87681.

BOOK OF REFERENCE	
DESCRIPTION	AREA
LOT A, PLAN FPP11535, DISTRICT LOT 2355, K.D.	131.9m <sup>2</sup>

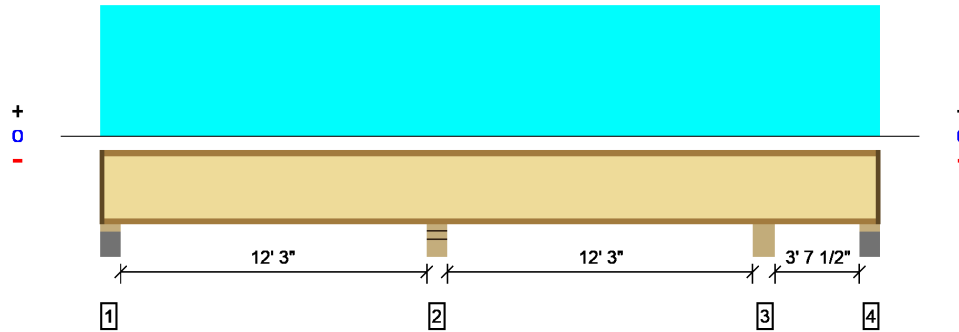


The field survey represented by this plan was completed by Gordon Stein, BCLS on the 9th day of February, 2011.

THIS PLAN LIES WITHIN REGIONAL DISTRICT OF CENTRAL KOOTENAY.

FILE #3771  
COMP FILE ZARETZKI10-EAS2

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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iLevel Forte v3.0, Design Engine: V5.4.3.2  
1202-01v1.4te