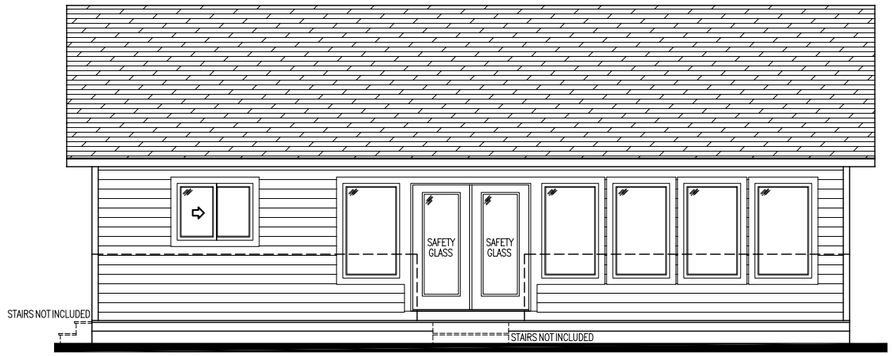
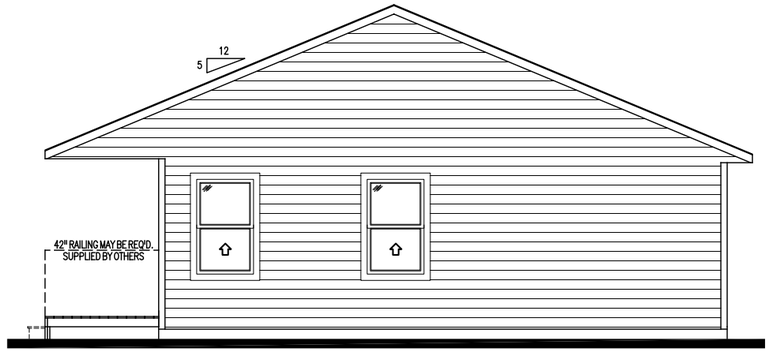
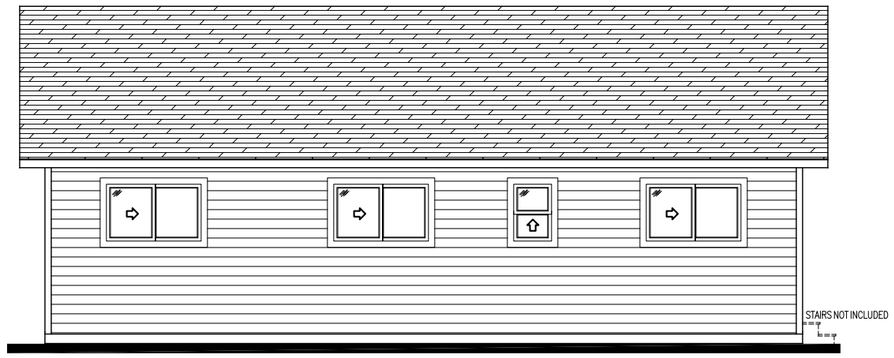


FRONT ELEVATION

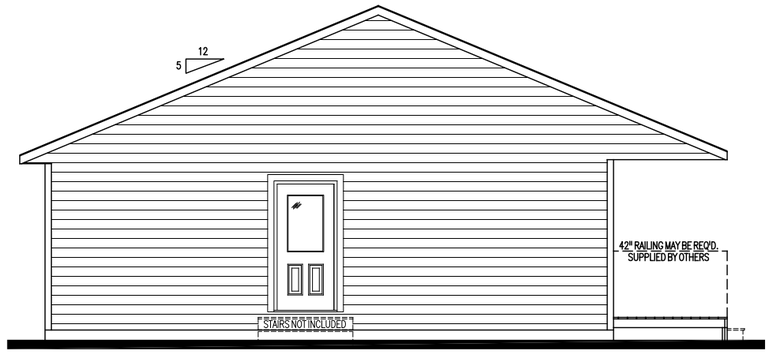


RIGHT ELEVATION

FINAL PLAN COPY
FOR PERMITS AND CONSTRUCTION



REAR ELEVATION



LEFT ELEVATION

GENERAL NOTES

STANDARD NOTES

- By commencing construction of a building from these drawings, the owner and/or contractor/builder acknowledge that they have read and understand the GENERAL NOTES AND SPECIFICATIONS as follows.
- The following notes are to be included with and become part of the attached plans.
- All work shall conform to the current Building Codes adopted by authorities having jurisdiction or local Building Codes and Bylaws which may take precedence.
- All work shall be equal in all respects to good building practice.
- Written dimensions take precedence over scaled drawings.
- The consultant shall not be responsible for any variances from the structural drawings and specifications, or adjustments required which result from conditions encountered at the job site and is the sole responsibility of the owner or contractor.
- Construction loads on the structure caused by interim storage of materials or use of equipment shall not be allowed to exceed the design loads.
- Owner and/or contractor/builder to verify all dimensions and specifications before proceeding with construction.

ERRORS AND OMISSIONS

The consultant makes every effort to provide complete and accurate home plans. However, the consultant assumes no liability for any errors or omissions which may affect construction. It is the responsibility of the contractor/builder to check and verify all dimensions, details and specifications before proceeding with construction.

Should any discrepancies be found on these plans, please advise the consultant at your earliest convenience. By doing so the consultant will be able to make corrections to the drawings and replace any plans purchased if necessary. In this way the consultant can better serve you and prevent errors from recurring.

STRUCTURAL DESIGN

It is necessary in some instances to use beam sizes and framing details not specified by current Building Codes. Although these plans are designed using standard engineering and building practices, the authorities having jurisdiction may require confirmation by a Professional Engineer which is the responsibility of the owner or contractor/builder to provide.

ASSUMED STRUCTURAL DESIGN CRITERIA

- Assumed roof design live load components- 71 GSL, 8.4 RL
- Assumed roof design dead load - 15psf
- Assumed floor design live load - 40psf
- Assumed floor design dead load - 15psf

Structural members in this home design have been designed to carry the loads listed above. Should you want to build this home plan in areas with verified higher environmental loads, or if heavier roofing & flooring materials are to be installed, the structural members must be checked or redesigned to meet these conditions. Please consult local building authorities as they may require adjustments to the plans or ask that the plans be engineered by a Professional Engineer at a cost to the owner or contractor/builder.

HEATING

- Installation of heating systems must comply with manufacturers specifications and must conform to local codes and regulations.
- Gas connection will require separate permit and inspection.
- Fuel burning appliances, including furnaces, fireplaces and stoves, to be provided with combustion air supply from the exterior.

WOOD FRAMING

- All framing & fastening to be in accordance to the BCBC 2012, unless noted otherwise.
- All LVL beams to be 2.0E, 2800Fb and posts to be 1.7E, 2650Fb. Laminate plies as per MFR specs.
- Owner or contractor/builder to confirm all rough openings for windows, doors and other units before construction begins. Consult the manufacturer/supplier of these units.
- Security blocking to be installed at mid height in stud cavities adjacent to exterior doors.
- Owner or contractor/builder to provide proper framed backing between studs, trusses, rafters and joist etc. for secure installation of special items such as handrails, grab bars, plumbing and electrical fixtures etc.
- Dimensions are from outside face of exterior wall sheathing to the face of partition wall framing unless otherwise noted. Drywall thickness is NOT included. The face of exterior wall sheathing, floor system rim joists and foundation wall faces to be flush unless noted or shown otherwise.
- Bearing length for girder trusses and engineered beams to be specified by a Professional Engineer, truss manufacturer and/or engineered beam supplier.
- Interior partitions over 6'-0" long running parallel to the floor joist direction shall have either double joists or cross framing for support from below. Floor joists to be placed to accommodate heating, plumbing, chimneys, etc.
- Slope deck and verandah joists away from the home, if applicable.
- All lintels shall be laminated 2 ply 2x10 SPF #2 unless noted otherwise.
- Install all metal connectors as per MFR specifications.
- Use corrosion resistant connectors with treated lumber.
- All nailing for wood framing to conform to the current Building Code requirements.
- Wood in contact with concrete to be protected from dampness by sill gasket
- Conventional floor joist and roof joist spans more than 7' - 0" shall be bridged at mid span or at 7' - 0" o.c. maximum unless sheathed or strapped both sides with wood unless noted otherwise. Bridging shall be 2x2 diagonal type unless noted otherwise.
- Footing sizes to be determined by the contractor/builder to accommodate jobsite soil bearing capacity.
- Truss drawings shall be stamped and sealed by the manufacturer and delivered with Permit drawings

FOUNDATIONS

- Foundations shall be concrete on solid undisturbed load bearing soil and below frost line. Please refer to part 9.4.4 of the NBC 2010 and BCBC 2012 for soil bearing capacities.
- Concrete foundation walls, columns and piers, fireplaces and chimneys, footings, grade beams to have a minimum compressive strength of 15 MPa after 28 days.
- Concrete in floor slabs in garages and carports, as well as in exterior steps and exterior floor slabs to have a minimum compressive strength of 32 MPa after 28 days.
- Concrete in other floor slabs to have a minimum compressive strength of 20 MPa after 28 days.
- Reinforcing bar shall conform to CAN/CSA-G30.18-M and have a min. yield strength of 400 MPa.
- Foundation walls shall not be back filled until concrete has reached its specified 28 day strength or until adequately braced subject to approval by authority having jurisdiction.
- Grades shown on plans are estimated. Foundation wall heights may require adjustment to suit site.
- All concrete and masonry foundation walls exceeding height limits as specified by current Building Codes will require a Professional Engineer's certificate at a cost to the owner.
- Any pier extending above grade 24" or more than it does below grade shall have diagonal bracing to resist lateral forces. Design of piers and lateral bracing to be provided by a Professional Engineer at a cost to the owner or contractor/builder.
- Perimeter drainage shall be installed to comply with current Building Code min. requirements

INSULATION AND FENESTRATION

- Minimum effective RSI value insulation requirements without HRV per Table 9.36.2.6.A BCBC 2012:

	Zone 4	Zone 5	Zone 6	Zone 7A	Zone 7B	Zone 8
Building Assembly						
Roof truss attic spaces	6.91	8.67	8.67	10.43	10.43	10.43
Roof joist/rafters	4.67	4.67	4.67	5.02	5.02	5.02
Framed exterior walls	2.78	3.08	3.08	3.08	3.85	3.85
Floors over unheated space	4.67	4.67	4.67	5.02	5.02	5.02
Foundation walls	1.99	2.98	2.98	3.46	3.46	3.97
Unheated concrete slabs on or above ground, insulation around edge of slab and 48" vertical or horizontal from bottom edge of slab	2.32	2.32	2.32	1.96	1.96	1.96
Radiant heating slabs on ground, insulation under entire slab area and around edge of slab	1.96	1.96	1.96	3.72	3.72	3.72
Fenestation & Doors	1.8	1.8	1.6	1.6	1.4	1.4

- Assumed fenestration performance calcs -
  - 25 Minimum performance grade
  - 180 Minimum water resistance pressure
  - A2 Minimum Canadian air infiltration/exfiltration
- 6 mil poly vapour barrier shall be installed on the warm side of batt insulation.
- Ceiling insulation may be loose fill or batt type, wall and floor insulation to be batt type.
- Provide insulation stop or air space between insulation and roof sheathing between roof trusses or roof rafters at the exterior wall line.
- Walls and ceilings between residence and attached garage or carport shall be insulated.
- Insulation requirements may vary with heating systems and with local conditions. Check with the authorities having jurisdiction.
- All roof spaces shall be ventilated with perforated soffit, roof vents, or gable vents, or a combination of these distributed between top of roof space and soffit line.
- Crawlspace and roof space venting to comply to current Building Code minimum requirements.

PLUMBING AND ELECTRICAL

- Install plumbing and electrical services to comply with current Building Code min. requirements.
- Outlet locations are to comply with current Building Code minimum requirements. Install according to the owner's and/or local authority's requirements.
- No electrical or plumbing fixture or outlet or any service run may be installed in or through partyfire separation walls between suite units.

CONSTRUCTION SITE NOTES

- The owner or contractor/builder shall be responsible for the correct positioning of this home on the property. The consultant assumes no liability for plans complying with zoning regulations or lot conditions.
- Wells and septic disposal systems to be located and constructed in accordance with health authorities having jurisdiction.
- Driveways, walkways, steps, retaining walls, and all other site works to be designed and specified by others. Slope finish grade level away from the home.

FIREPLACES

- All masonry applications shall be in accordance with the current Building Codes.
- All fireplace and chimney installations shall be governed, inspected and approved by the authorities having jurisdiction. A separate permit may be required.
- Zero clearance metal fireplaces and metal chimneys to be CSA approved and installed to manufacturer's specifications.
- Chimney placement to be determined after review of truss layout to ensure min. 2" clearance to framing.

FINISHING

- All interior and exterior finishing shall be specified by owner. Finishing shown on plans shall be confirmed by owner.
- Perforated soffit to be installed to all exterior trussed ceilings.
- It is recommended that water resistant wall board be installed adjacent to plumbing fixtures.
- Exterior doors shall be solid core and weather-stripped.
- Flash at all horizontal changes in exterior finishings and caulk around all unflashed exterior openings. Flash over all unprotected openings.
- All glass in doors shall be safety glass.
- Door and window sizes are shown in feet and inches. i.e. 4036 = 4' - 0" (1219 mm) wide by 3' - 6" (1067 mm) high. Door and window rough openings to be confirmed before construction begins.

WINTON HOMES & COTTAGES
590-A Tomlin Road
Prince George, BC
V2K 4L4
Canada

Toll Free: 1.888.296.8059
wintonhomes.ca

FRAMING LEGEND

- STANDARD HEIGHT LOAD BEARING WALLS
- NON STANDARD HEIGHT LOAD BEARING WALLS
- STANDARD HEIGHT PARTITION WALLS
- NON STANDARD HEIGHT PARTITION WALLS
- 8" CONCRETE WALL ON CONCRETE FOOTING
- OVERHEAD STRUCTURAL MEMBER
- STRUCTURAL COLUMN
- BEAM POCKET
- STANDARD STEEL TELEPOST
- HIGH CAPACITY TELEPOST

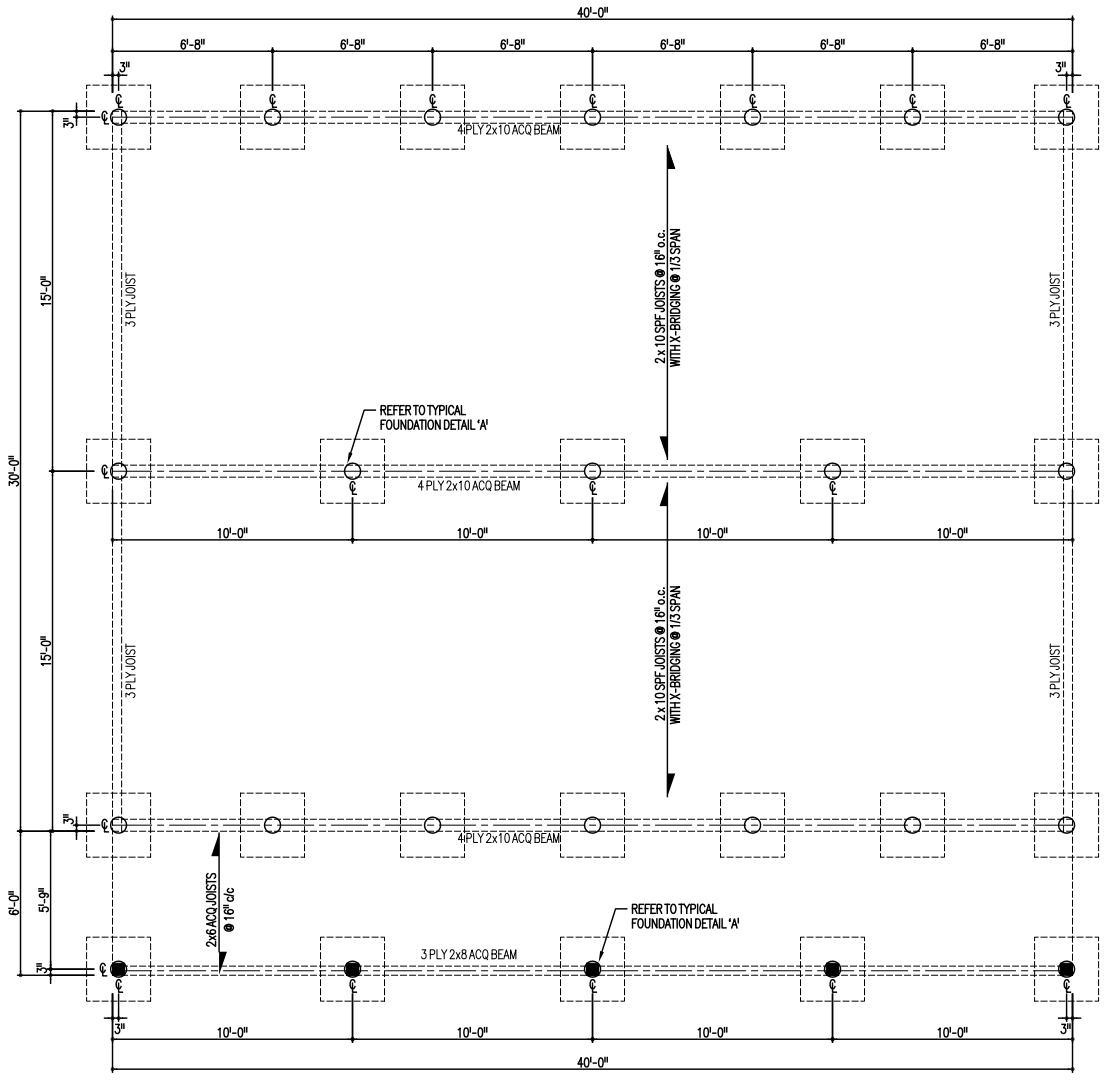
THE CARTIER

CUSTOMER:
THE CYR RESIDENCE

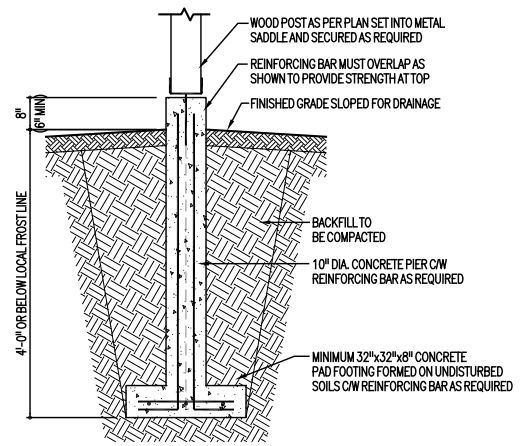
DRAWING TITLE:
ELEVATIONS

SITE ADDRESS:
LOT 47, FIRCOM PLATEAU
GAMBIER ISLAND, BC

DRAWN BY: TH	SHEET: 1 OF 3
SCALE: 1/4" = 1'-0"	REVISION NO.: 01
DATE: JULY 21, 2017	SUPER-SEDES ALL PREVIOUS REVISIONS
COMM NO.: DRF-17-056	
WORK ORDER NUMBER:	



FOUNDATION PLAN



FOUNDATION DETAIL A

TYPICAL 10" CONCRETE PIER DETAIL

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THE CARTIER

CUSTOMER:

THE CYR RESIDENCE

DRAWING TITLE:

FOUNDATION LAYOUT

SITE ADDRESS:
LOT 47, FIRCOM PLATEAU
GAMBIER ISLAND, BC

DRAWN BY: TH	SHEET: 2 OF 3
SCALE: 1/4" = 1'-0"	REVISION NO.: 01
DATE: JULY 21, 2017	SUPERCEDES ALL PREVIOUS REVISIONS
COMM NO.: DRF-17-056	

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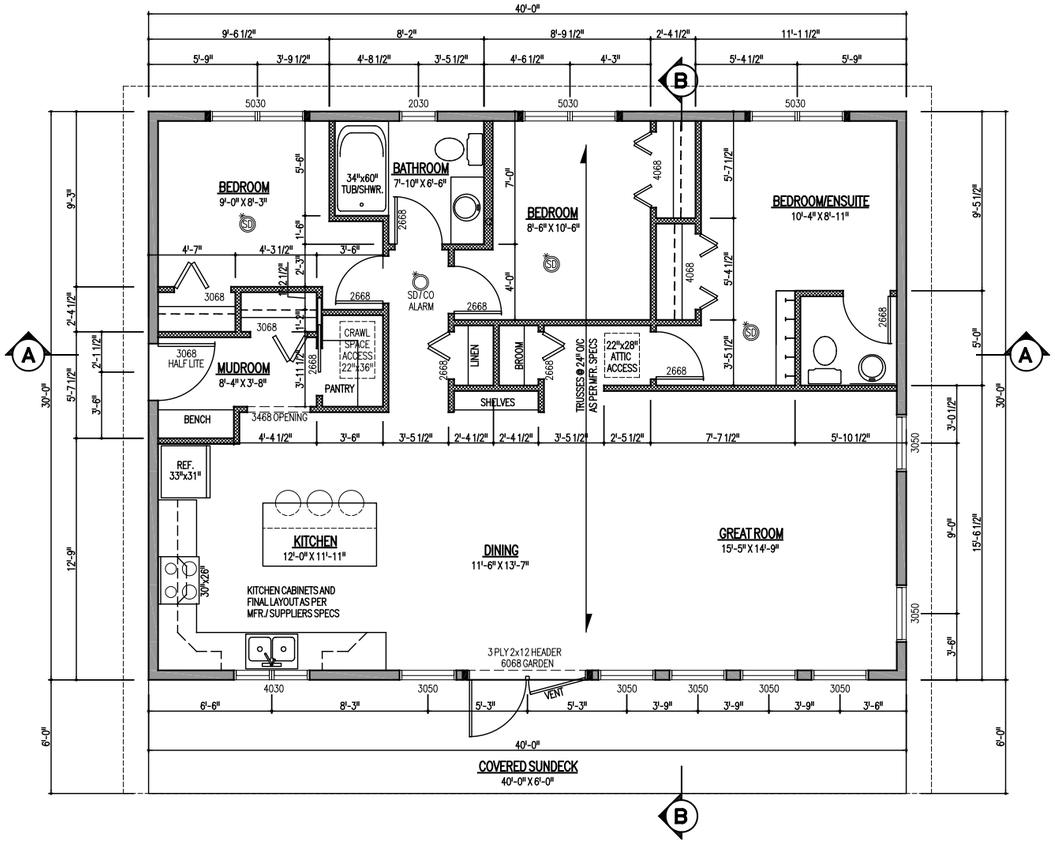
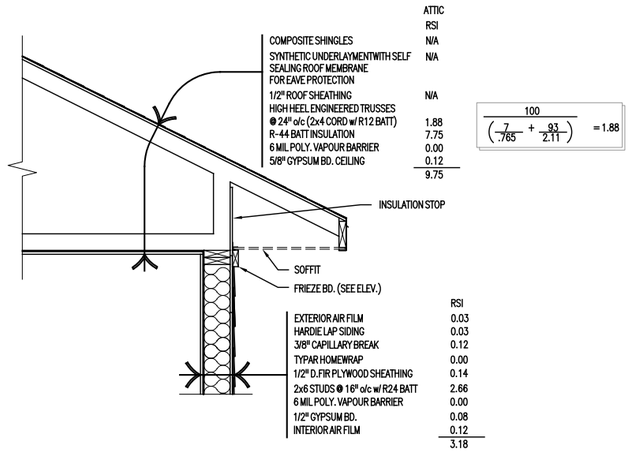
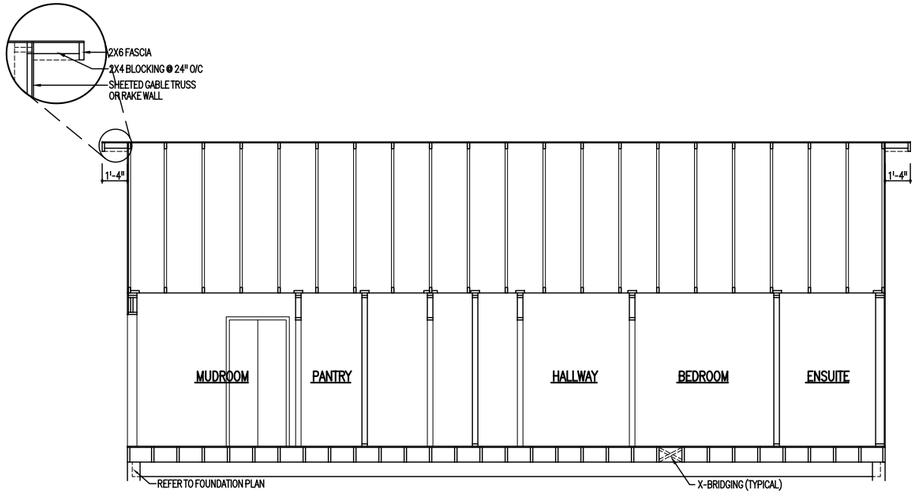


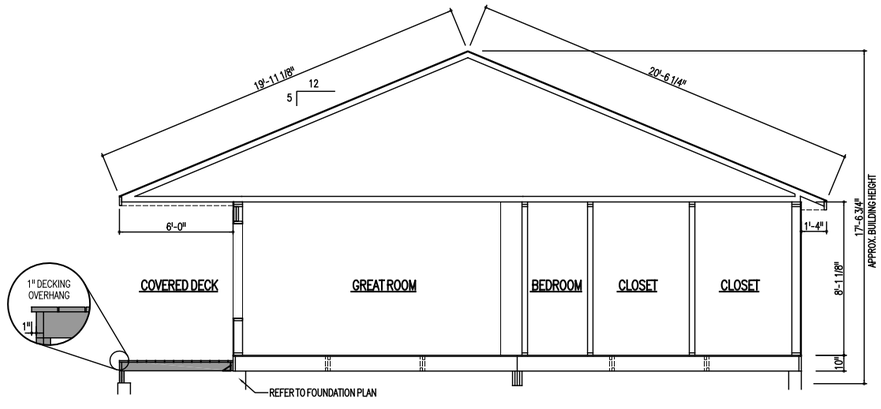
FLOOR PLAN
1200 SQFT.



TYPICAL WALL SECTION & RSI CALCS.
SCALE: 3/4" = 1'-0"



CROSS SECTION A-A



CROSS SECTION B-B

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- BEAM POCKET
- STANDARD STEEL TELEPOST
- HIGH CAPACITY TELEPOST

THE CARTIER

CUSTOMER:
THE CYR RESIDENCE

DRAWING TITLE:
FLOOR PLAN AND CROSS SECTIONS

SITE ADDRESS:
LOT 47, FIRCOM PLATEAU
GAMBIER ISLAND, BC

DRAWN BY:	SHEET:
TH	3 OF 3
SCALE: 1/4" = 1'-0"	REVISION NO.: 01
DATE: JULY 21, 2017	SUPERCEDES ALL PREVIOUS REVISIONS
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