

SAMPLE PLAN ONLY

3D RENDERINGS



These Plans only for use at
JOHN DOE RESIDENCE
Anywhere Drive
Osoyoos, BC

A₁

Date: 6/15/2010
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Scale: As Indicated

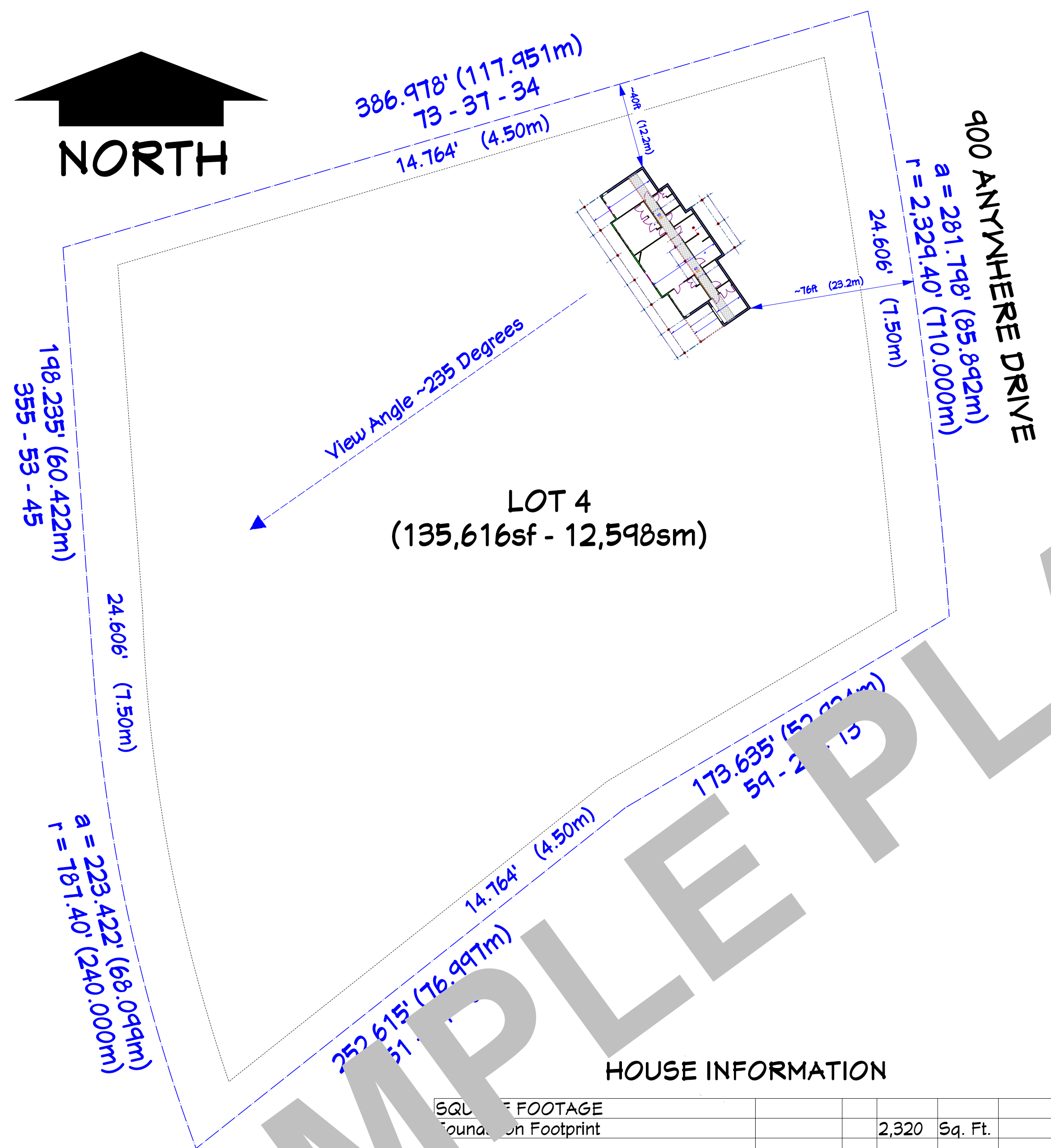
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Box 736, Osoyoos, B.C. ph: (250) 495-5268

Custom Drafting & Design

... by Grant ASCT, CRD



LOT 4
(135,616sf - 12,598sm)

900 ANYWHERE DRIVE

HOUSE INFORMATION

DESCRIPTION	AREA	UNIT
SQUARE FOOTAGE		
Foundation Footprint	2,320	Sq. Ft.
Basement (Unfinished)	590	Sq. Ft.
Basement (Living)	1,730	Sq. Ft.
Main Floor	2,320	Sq. Ft.
TOTAL LIVING (Incl. Stairs)	4,050	Sq. Ft.
Decks/Sunroom/Entry	950	Sq. Ft.
STAIRS:		
Basement to Main - Calculations based on 11 7/8" TJI's plus 3/4" subfloor		
Width	42	Inches
Total Rise	121 3/8	Inches
No. of Risers	16	Rise: 7 9/16
No. of Runs	15	Run: 10
(includes any Stair Platforms - Platform size varies)		

SITE PLAN
Scale: 1/4" = 1'-0"

DESCRIPTION
LOT X - PLAN KAP00000
D. 20xx S.D.Y.D.
Zoned: SH2 Bylaw: 24xx

- STANDARD NOTES**
- All work shall conform to the current BC Building Code (2006) Parts 9 & 10 and local Bylaws.
 - All work shall be equal in all aspects to good building practices.
 - Written dimensions take precedence over scaling from drawings.
 - Any variances from the structural drawings and specifications, and/or adjustments required resulting from conditions encountered at the job site are the sole responsibility of the Owner and/or Builder.
- ERRORS AND OMISSIONS**
- Custom Drafting and Design by Grant makes every effort to provide complete and accurate building plans. However, we assume no liability for any errors or omissions that may affect construction. It is the responsibility of the Builder to check and verify all dimensions and details before proceeding with construction and/or excavation.
 - Should any discrepancies be found on these plans please advise myself at your earliest convenience. By doing so I am able to make corrections to the drawings and replace any plans if necessary. In this way I can better serve you and prevent errors from recurring.
- BUILDING PERMITS AND HOME OWNER WARRANTY PROTECTION**
- Under no circumstances is work to commence until the Building Permit has been obtained.
 - It is the responsibility of the Owner to obtain all the appropriate Building Permits and approvals from the authority having jurisdiction.
 - It is the responsibility of the Owner to obtain a HPO number if he/she decides to undertake this project without a fully registered Builder.
- RIPARIAN AND FLOODPLAIN**
- It is the Owners responsibility to determine if their building location will invoke any Riparian and/or Floodplain issues.
 - All costs associated with Riparian and/or Floodplain issues are the sole responsibility of the Owner.
- STRUCTURAL DESIGN AND ENGINEERING**
- In some instances it may be required to use beam sizes, framing details, foundation details, etc. that are not in the current BC Building Code. The governing Building Department may require approval by a certified Structural Engineer.
 - In this area the Ground Snow Load often exceeds the design limits of the current BC Building Code. In these instances a certified Structural Engineer is required to design and approve any supporting wall structures (i.e. Walls and Foundations).
 - All costs for Structural Engineering are the responsibility of the Owner.
- STRUCTURAL DESIGN CRITERIA**
- Unless otherwise specified all dimensional lumber is Spruce Pine/Fir #2 or better.
 - Concrete Foundations and Slabs-on-grade shall have a minimum compressive strength of 3,000 psi.
 - Garage and Carport Slabs as well as exterior concrete shall have a minimum compressive strength of 3,000 psi.
 - Assumed Soil Bearing Capacity is 2,500 psf (113.3 kPa).
 - Roof Loads shall be determined based on Location and/or Elevation.
 - Minimum Footing Width shall be determined based on Location and/or Elevation.
 - Residential Floor Joists shall be spaced at 16" on center.
 - Residential Decks are to be designed for a minimum live load, whichever is greater, of 40 psf (1.92 kPa) and a dead load, whichever is greater, of 10 psf (0.48 kPa).
 - Reinforcing Steel:
 - Reinforcing steel shall be placed in accordance with the manufacturer's specifications.
 - Columns 1 1/2" below the top face of formwork.
 - Reinforcing steel shall be placed in accordance with the manufacturer's specifications.
- NOTICE TO OWNERS & CONTRACTORS**
- BC Building Code Requirements:**
- Building Security (Solid Blocking for Locks)
 - Mechanical Ventilation
 - Bedroom Window Emergency Escape
- RADON GAS BARRIER (Where Required)**
- 6 mil poly under slab, joints lapped 1'-0" (min.)
 - minimum 4" drain rock
 - perimeter and penetration of basement slabs to be sealed with flexible sealant
- Provide ENGINEERED BEAM manufacturer's engineered specification sheet(s) for framing inspection.**
- Provide FLOOR TRUSS/JOIST manufacturer's engineered layout & specification sheets for framing inspection.**
- Provide ROOF TRUSS manufacturer's engineered layout & specification sheets for framing inspection.**
- FIREPLACES & WOOD STOVES**
- Must be installed to BC Bldg. Code
 - Combustion Air & Clearances
- DECKS & DECK SLOPE**
- Drop Decks to provide a minimum 4" drop from floor finishes.
 - Provide positive Deck drainage away from building.
 - On cantilevered Decks raise the Door thresholds a minimum 1 1/2" and cut tapers to provide positive drainage away from building.
 - If using dimensional timber provide 1/4" per foot slope.
 - If using TJI's provide 1/8" per foot slope.
- EXCAVATION, FOUNDATION AND BACKFILLING**
- The excavation shall extend to a depth free of all organic and/or unsuitable materials.
 - The excavated area shall be kept free from standing water.
 - Foundations shall be concrete on solid undisturbed bearing.
 - Bottom of all exterior footings and pads must be at the specified depth below grade for this region for frost protection.
 - Foundation walls shall not be backfilled until concrete has reached its specified 28-day strength or until it is adequately braced subject to the approving authority.
 - Grades shown on plans are estimated. Foundation wall heights may require adjustments to suit site conditions.
 - All concrete, masonry and ICF foundation walls exceeding height limits specified by the current BC Building Code require Engineering.
 - Perimeter drainage shall be installed where required by the approving authorities.
 - Backfill materials shall consist of granular material compacted to 98% Standard Dry Proctor.
 - All backfilling shall be carried out in a manner that prevents damage to the foundation, damp proofing membrane and/or any drain tile.
- DIMENSIONING**
- Exterior dimensions are from the outside face of exterior wall sheathing to the center of partition walls as well as door and window openings unless otherwise shown. Where there are attached Garages this dimension is to the Garage side of the Wall. The sheathing face of the exterior stud is assumed to be flush with the concrete foundation.
 - Interior dimensioning is from the inside stud face to inside stud face unless otherwise indicated.
- WOOD FRAMING**
- Unless otherwise specified all dimensional lumber is Spruce Pine/Fir #2 or better.
 - All floor sheathing is min. 5/8" T & G Plywood unless otherwise noted.
 - All roof sheathing is min. 7/16" OSB unless otherwise noted.
 - All exterior wall sheathing is 7/16" OSB unless otherwise noted.
 - Joists shall be doubled under parallel partitions over 6'-0" long.
 - Joists shall be placed to accommodate plumbing, heating, etc. Pay particular attention to toilet locations.
 - All Lintels, Headers and Beams shall be engineered Parallam PSL 2.0E unless noted otherwise. Provide manufacturers specification sheets at time of inspection.
 - Provide manufacturers specification sheets for engineered floor systems and engineered roof trusses at time of inspection.
- ELECTRICAL AND HEATING**
- Little to no Electrical or Heating is indicated on these plans.
 - Electrical work requires a separate Permit and Inspections.
 - Gas connections require a separate Permit and Inspections.
 - Installation of all electrical items must comply with local electrical codes and regulations and with the local electric power supplier's regulations in all aspects.
 - Installation of entire heating systems, whether electric, forced warm air, or hot water, must comply with manufacturers directions and conform to local codes and regulations in all aspects.
 - Fuel burning appliances, including furnaces, fireplaces and stoves to be provided with outside combustion air.

- ENERGY AND WATER EFFICIENCY - Part 10 BC Building Code (2008)**
- Unless alternatives to the requirements of Table 10.2.1.1 can be determined by methods specified in 10.2.1.1 (3) all those parts of buildings of less than 5 storeys in building height shall be provided with thermal insulation between heated and unheated spaces in conformance with Table 10.2.1.1 A
 - There are three categories for insulation < 3500 Degree Days, 3500 Degree Days to 4500 Degree Days and > 4500 Degree Days.
 - The flow rates of fittings that supply water to plumbing fixtures must not exceed the maximum flow rates specified on Table 10.3.1.1
 - The flush cycle for the installation of a water closet or toilet must not exceed the cycle listed for that fixture in Table 10.3.1.2
 - 6-mil poly vapour barrier with a UV protection shall be installed between the insulation.
 - Ceiling insulation may be loose fill type or batt type.
 - Wall and wood floor insulation shall be batt type.
 - Provide baffle for air space (equal to soffit venting) between the insulation and roof sheathing on the exterior wall line.
 - Walls and ceilings between garage and attached garage or carport shall be insulated.
 - All roof attic spaces shall be insulated with soffit, roof or gable vents, or a combination of these.
 - Attic floor spaces to be ventilated with a minimum of 1/300 of area.
 - Unheated attic spaces to be ventilated with a minimum of 1/500 of area. Vents shall be uniformly distributed on opposite sides of the building, and shall be designed to prevent the entry of rain and insects.
- DOORS**
- Exterior doors shall be solid core and weatherstripped.
 - Exterior doors to double doors shall be solid core weatherstripped and self-closing.
 - Door shall be 2'-0" x 6'-8"
 - Door shall be 2'-0" x 6'-8"
 - Openings in partition walls shall be full height unless shown as an arch or indicated as having a bearing capacity.
- WINDOWS**
- For many styles of windows no information is provided on the plans as to which windows are operable. Consult with Owner when pricing.
 - Each bedroom shall have at least one outside window or exterior door operable from the inside without the use of keys, tools or special knowledge. This window shall provide an unobstructed opening of not less than 3.76sf (0.35 sq. m), in area with no dimension less than 15" (380mm).
 - Window sizes are shown by width x height, i.e. 6040 is 6'-0" x 4'-0"
- FINISHING**
- The Owner shall specify all interior and exterior finishing.
 - Any finishing shown on the plans to be confirmed by the Owner.
 - Unless otherwise noted all clothes closets have a finished depth of 24"
- SITE GRADING**
- The site shall be graded to ensure surface water is directed away from the building.

- GENERAL NOTES:**
- NOTICE TO OWNERS & CONTRACTORS**
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 - Mechanical Ventilation
 - Bedroom Window Emergency Escape
- RADON GAS BARRIER (Where Required)**
- 6 mil poly under slab, joints lapped 1'-0" (min.)
 - minimum 4" drain rock
 - perimeter and penetration of basement slabs to be sealed with flexible sealant
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 - Installation of entire heating systems, whether electric, forced warm air, or hot water, must comply with manufacturers directions and conform to local codes and regulations in all aspects.
 - Fuel burning appliances, including furnaces, fireplaces and stoves to be provided with outside combustion air.

RDOS 'A' & 'C'	
GROUND SNOW LOADS (Elevation)	
0 - 600 meters (1970R)	- 23psf
601 - 1000m (3280R)	- 40psf
>1000m (>3281R)	- 60psf
RDOS 'A' & 'C'	
MIN. DEPTH OF FROST PROTECTION (Elevation)	
0 - 1059m (3474R)	- 24"
> 1060m (3475R)	- 48"
PART 10 ENERGY EFFICIENCY	
RDOS 'A' & 'C'	3,250 degree days
RDOS 'D', 'E', 'F'	3,500 degree days
RDOS 'H'	4,450 degree days
Actual Site Elevation =	3,650R (1,113m)
Riparian	No
Floodplain	No

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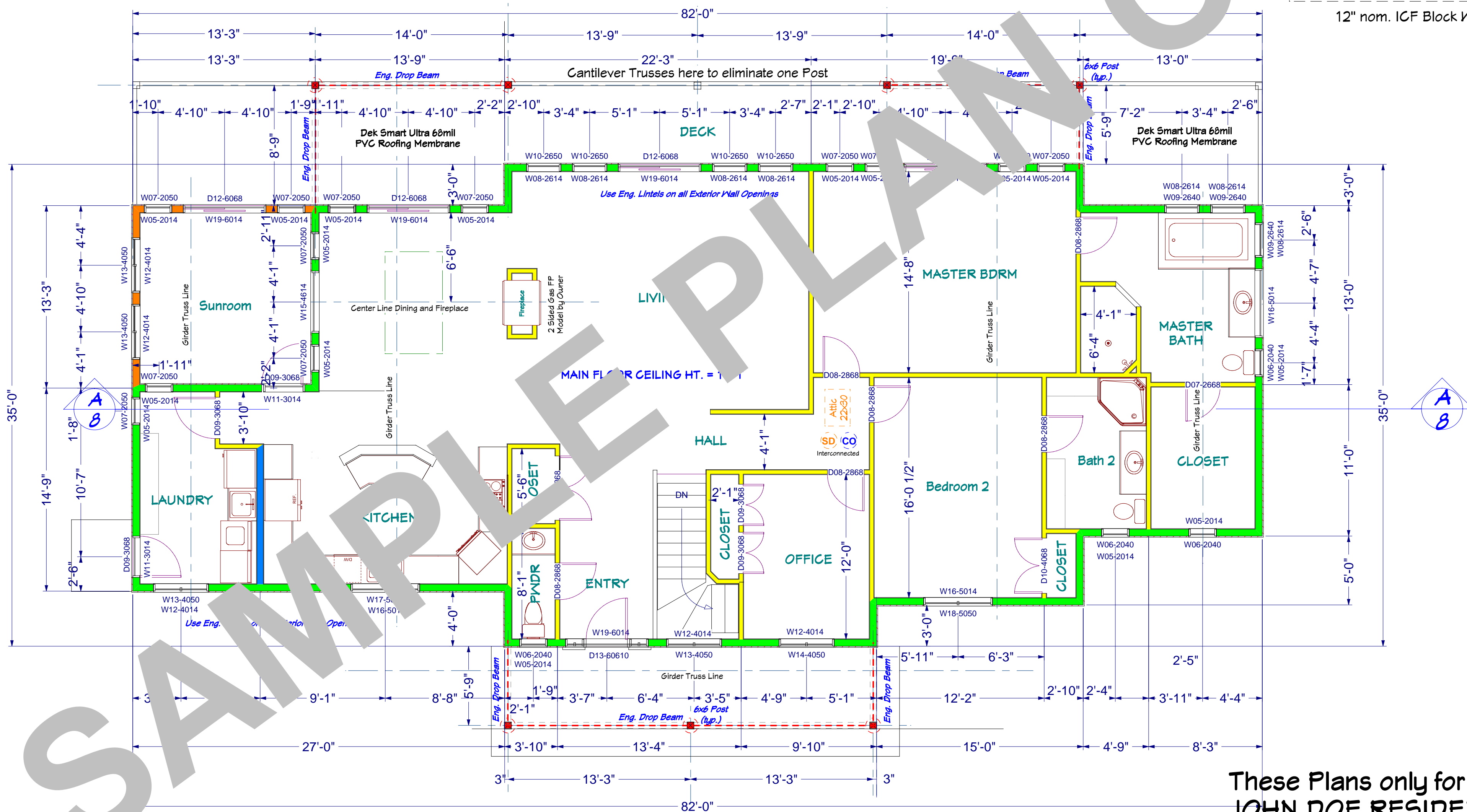
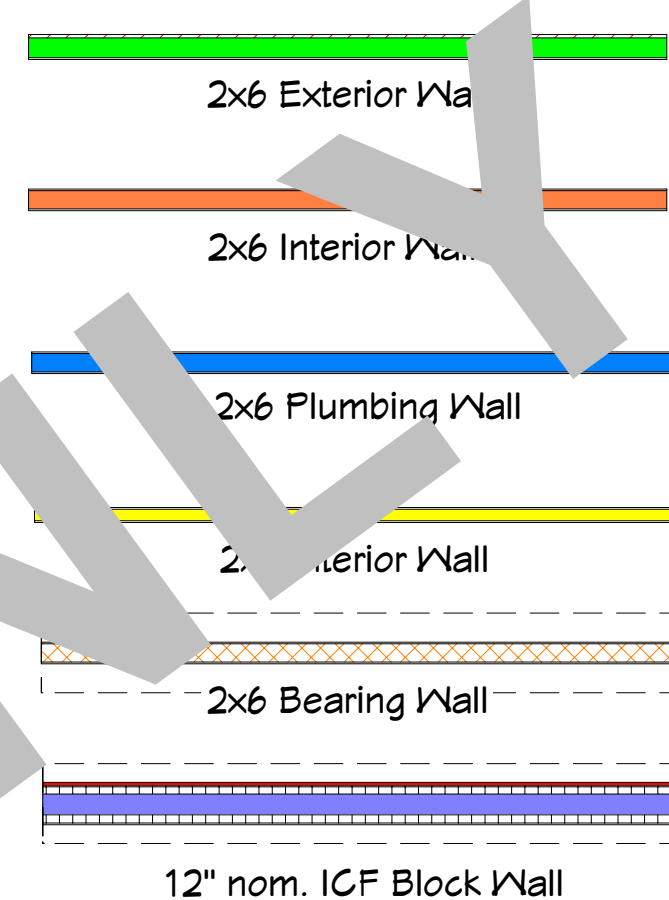
SEE PAGE A2 FOR GENERAL NOTES

WALL LEGEND

ROOM AREA'S			
ROOM NAME	FLOOR	STD. AREA (SQ FT)	INT. AREA (SQ FT)
BATH 2	1	88	79
BEDROOM 2	1	209	194
CLOSET	1	15	10
CLOSET	1	19	15
CLOSET	1	20	17
CLOSET	1	91	77
DECK	1	612	576
ENTRY	1	90	81
FIREPLACE	1	9	6
HALL	1	121	110
KITCHEN	1	467	436
LAUNDRY	1	123	105
LIVING	1	386	362
MASTER BATH	1	169	148
MASTER BDRM	1	299	277
OFFICE	1	121	108
PWDR	1	32	25
STAIRS	1	60	52
SUNROOM	1	176	153
UNSPECIFIED	1	1	0
TOTALS:		3108	2831

WINDOW SCHEDULE				
NUMBER	QTY	FLOOR	SIZE	EGRESS
W01	5	0	2060	
W02	4	0	2660	
W03	2	0	6060	YES
W04	1	0	8020	
W05	16	1	2014	
W06	4	1	2040	
W07	12	1	2050	
W08	7	1	2614	
W09	3	1	2640	
W10	4	1	2650	
W11	2	1	3014	
W12	5	1	4014	
W13	4	1	4050	
W14	1	1	4050	YES
W15	1	1	4614	
W16	3	1	5014	
W17	1	1	5030	
W18	1	1	5050	YES
W19	5	1	6014	

DOOR SCHEDULE			
NUMBER	QTY	FLOOR	SIZE
D01	3	0	2868
D02	5	0	3068
D03	1	0	4068
D04	2	0	5468
D05	3	0	6068
D06	2	0	6080
D07	1	1	2668
D08	6	1	2868
D09	5	1	
D10	1	1	
D11	1	1	
D12	4	1	
D13	1	1	60



MAIN FLOOR PLAN
Scale: 3/16" = 1' - 0"

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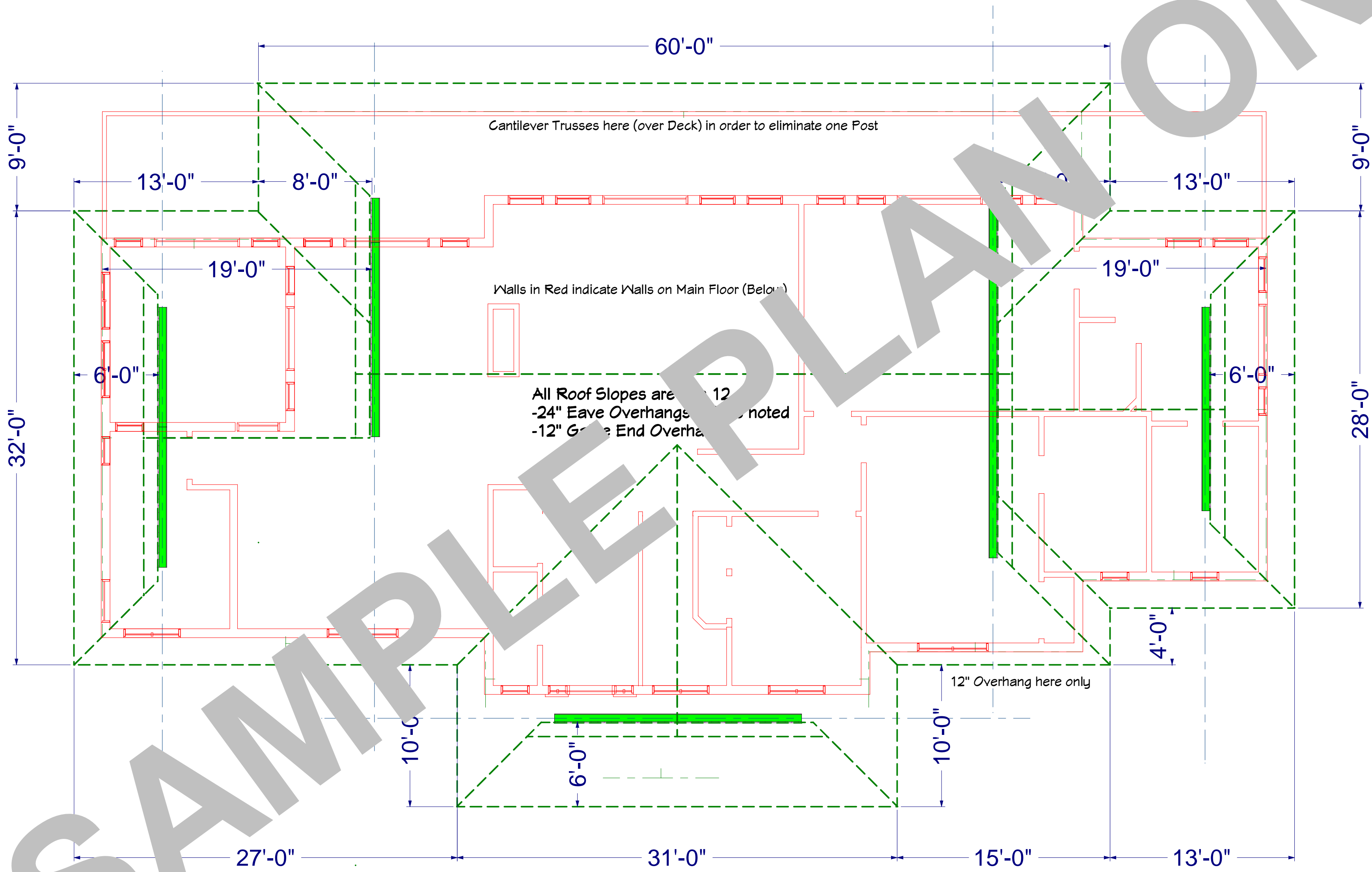
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Cantilever Trusses here (over Deck) in order to eliminate one Post

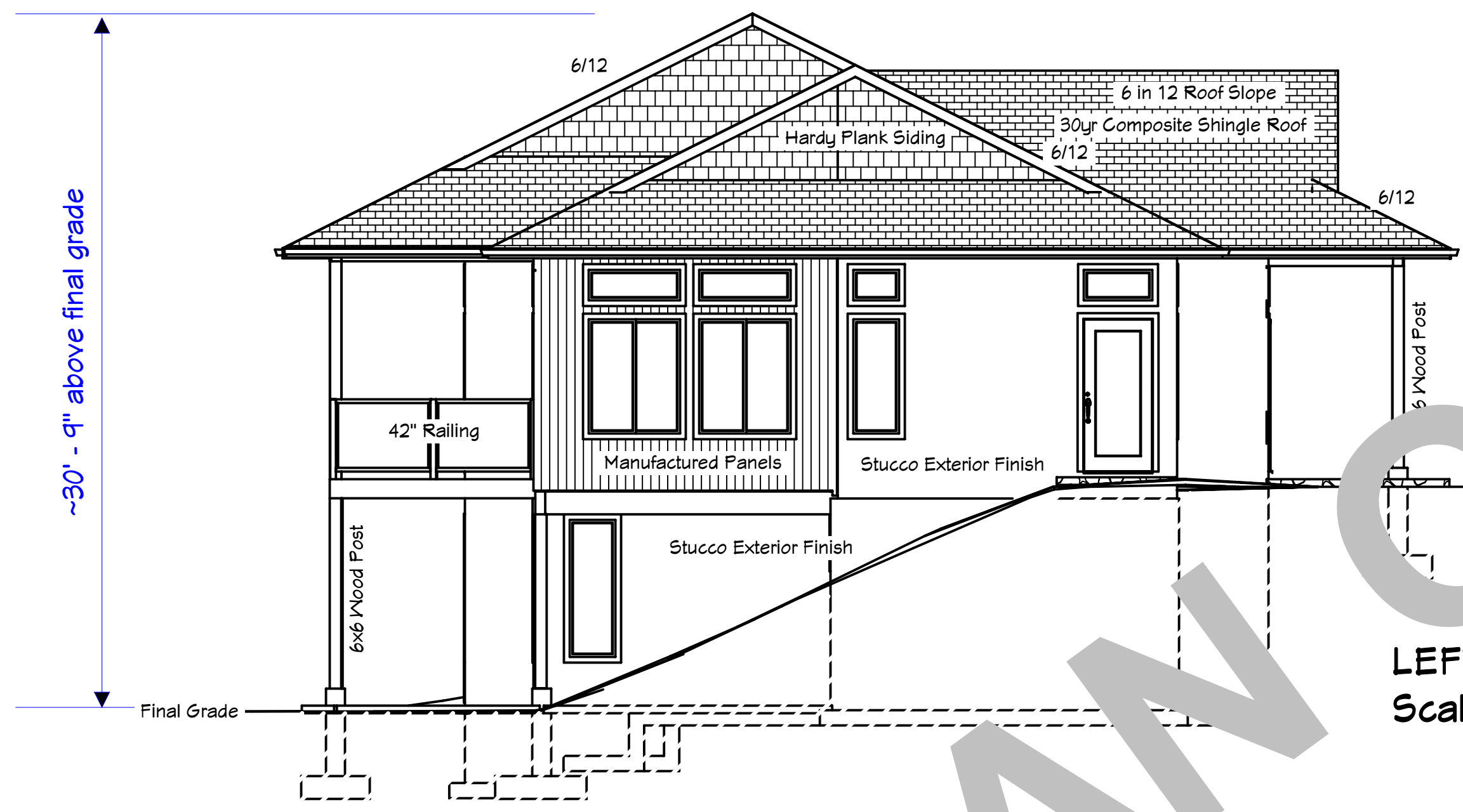
Walls in Red indicate Walls on Main Floor (Below)

All Roof Slopes are 12/12
-24" Eave Overhangs are noted
-12" Gable End Overhangs

12" Overhang here only

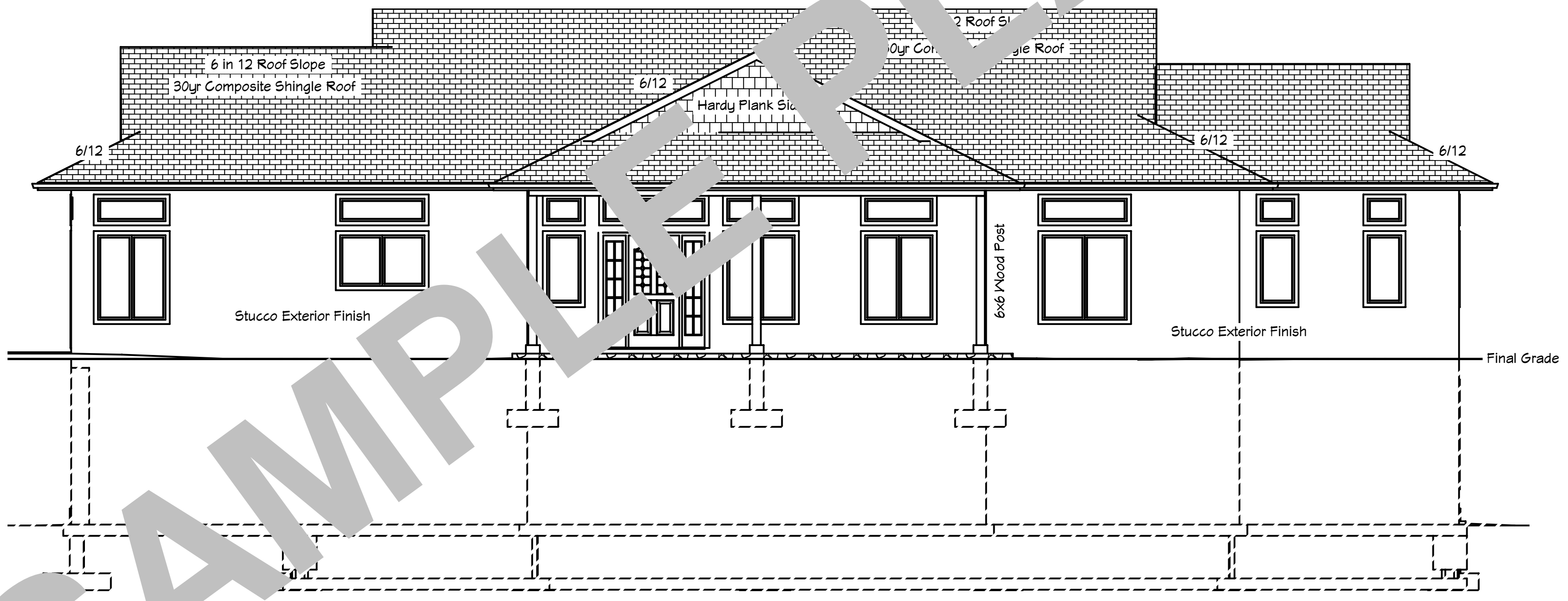
ROOF FLOOR PLAN
Scale: 3/16" = 1' - 0"

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LEFT ELEVATION
 Scale: 3/16" = 1' - 0"

Window Opening Swings/Types are not indicated on these plans. Consult with Owners at time of ordering.



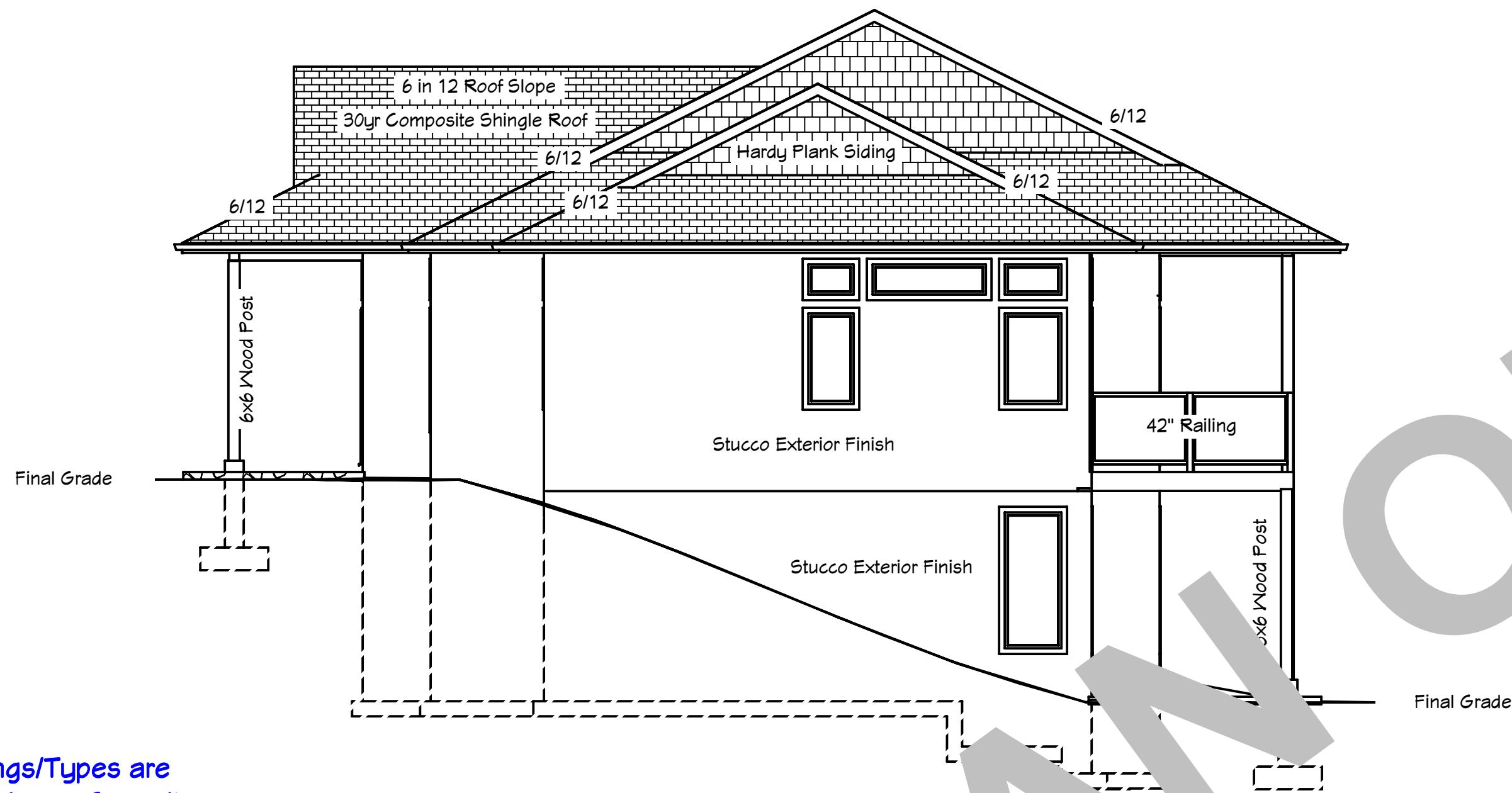
FRONT ELEVATION
 Scale: 3/16" = 1' - 0"

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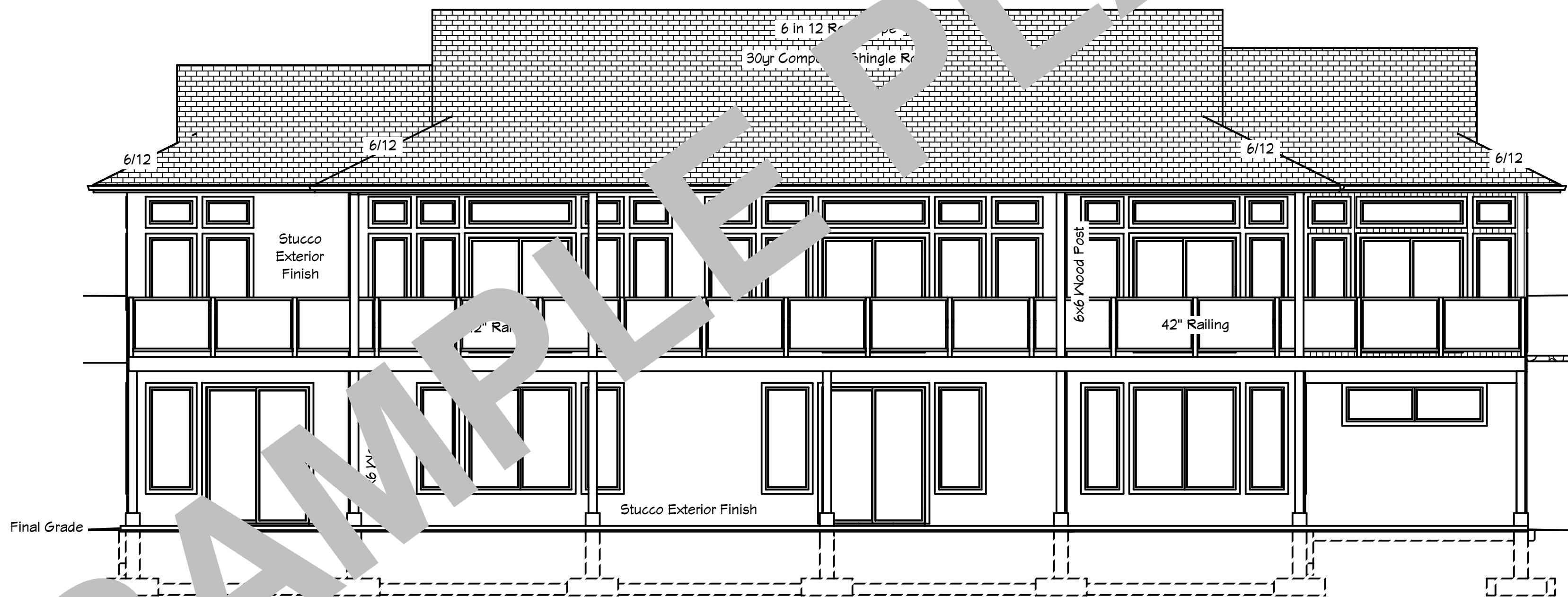
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RIGHT ELEVATION
Scale: 3/16" = 1' - 0"

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FRONT ELEVATION
Scale: 3/16" = 1' - 0"

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- 1 - ROOF**
- 30yr Composite Shingles
 - #15 Roofing Felt
 - #30 Starter strip to 12" beyond Interior Wall Line
 - 7/16" OSB c/w "H" Clips
 - Manufactured Trusses @ 24" O.C.
 - (See Truss Manufacturers Spec. Sheets)
 - Roof Vents as required

- 2 - ATTIC VENTING**
- Roof Slope < 1 in 6 = Ratio of 1/150 min. and when using Roof Joists
- Trusses > 1 in 6 = Ratio of 1/300 min.
- Min. 25% req'd at eaves
 - Min. 25% req'd at top of roof

- 3 - FASCIA/SOFFIT**
- Aluminum Gutter and Downspouts
 - Aluminum Fascia
 - 2X6 Fascia Board
 - Continuously Vented Aluminum Soffits

- 4 - CEILING**
- Insulation Stops @ each truss
 - R40 Batt or Blown Insulation
 - 6mil U.V. Vapour Barrier
 - 5/8" Fireguard Gypsum Board
 - Ceiling Finish (as per owner)

- 5 - EXTERIOR WALL**
- Stucco Exterior Finish c/w wire mesh
 - Building Paper
 - 1/2" OSB for Stucco or Vertical Siding
 - 2x6 @ 16" O.C.
 - R20 Batt Insulation
 - 6mil U.V. Vapour Barrier
 - 1/2" Gypsum Board
 - Interior Finish (as per owner)

- 6 - INTERIOR PARTITION WALL**
- 1/2" Gypsum Board both sides
 - 2x4 @ 16" O.C.
 - Finish (as per owner)

- 7 - FLOOR**
- Floor Finish (as per owner)
 - 3/4" T & G OSB or Plywood Glued and Screwed
 - TJI Floor System as per Manufacturers Spec. Sheets
 - 5/8" Fireguard Gyproc
 - Ceiling Finish (as per owner)

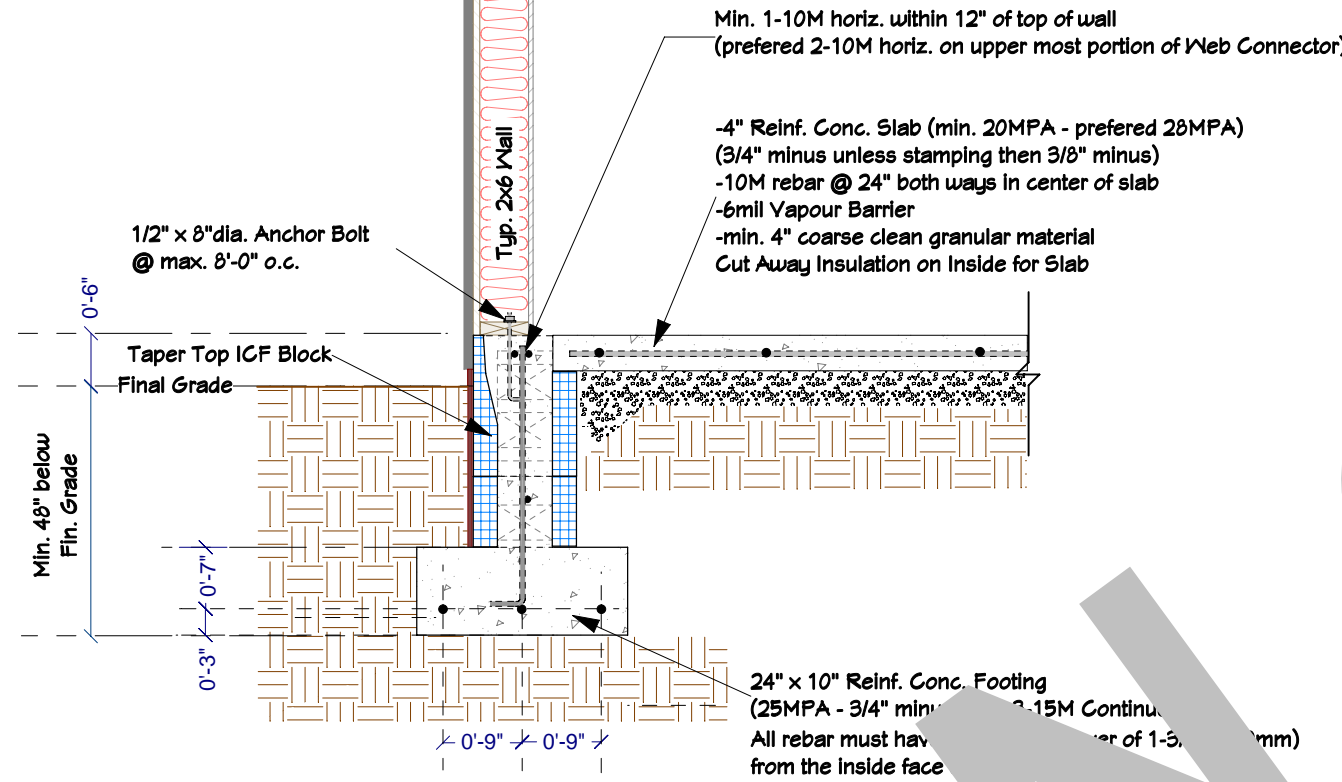
- 8 - BASEMENT FLOOR**
- Interior Floor Finish (as per owner)
 - RADON GAS BARRIER
 - 4" Concrete Slab c/w Treated Thermal Break
 - 20MPA w/ 10M @ 24" o.c.
 - 6mil poly under slab, joints lapped 1'-0"
 - Min. 4" gravel
 - Perimeter and penetrations of basement slab to be sealed with a flexible sealant
 - On undisturbed or compacted soil

- 10 - SILL PLATES**
- 2x6 Plate bolted into foundation wall
 - with 1/2" diameter anchor bolts @ 8'-0" O.C. max.
 - 6" Sill Gasket (continuous)

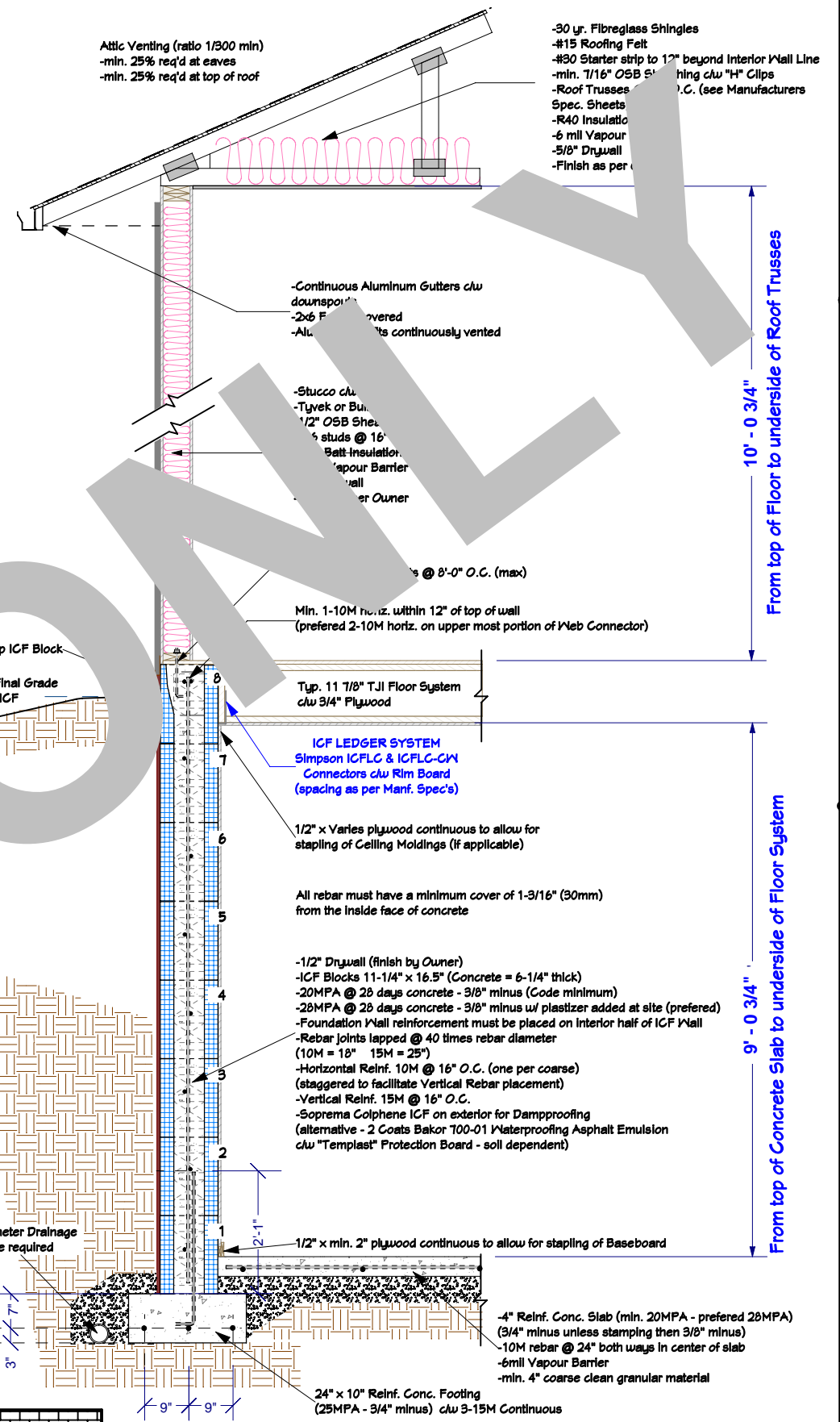
- 11 - INTERIOR BEARING/FOUNDATION**
- 2x6 Studs @ 16" O.C.
 - 1/2" dia. Anchor Bolts @ 8'-0" O.C.
 - 8" x 24" Reinforced Slab Thickening (3-15M Rebar)
- 12 - PERIMETER DRAINAGE (where req'd)**
- filter cloth
 - 6" min. drain rock top & sides
 - 4" drain pipe to drywell (min. 20ft. from foundation)

- 14 - EXTERIOR FOUNDATION (where applicable)**
- ICF Block wall system (11 1/4")
 - min. 20MPA @ 28 days concrete
 - Horizontal Reinf. 10M @ 16.5" O.C. (staggered to facilitate Vertical Rebar placement)
 - Vertical Reinf. 15M @ 16" O.C.
 - Dampproofing or Waterproofing on exterior of concrete wall depending on presence of Hydrostatic Pressure
 - 10"x24" Reinf. Conc. Footings (3-15M cont.)
 - Bottom of all footings min. 48" below grade
 - Bottom of all footings on undisturbed or compacted soil

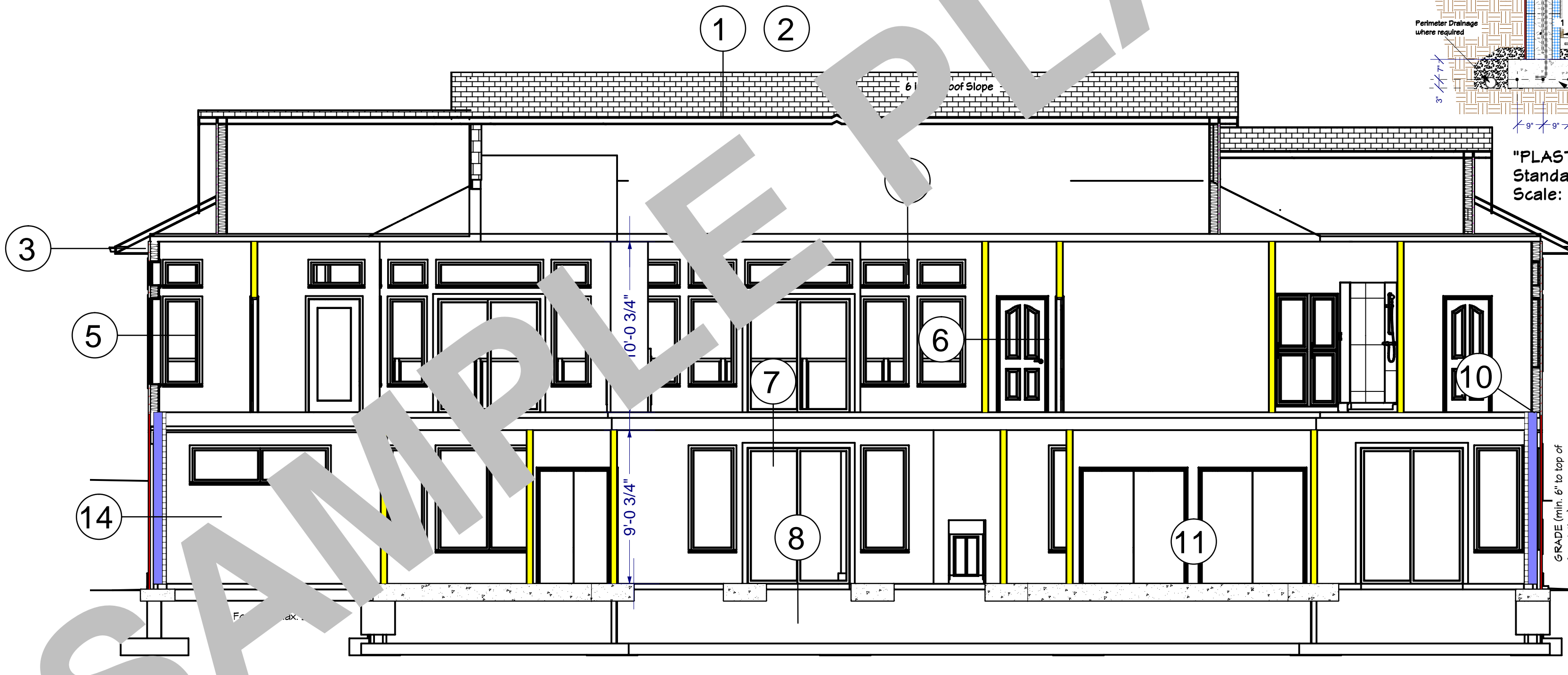
- ICF Plastifab Blocks 11 1/4" x 16 1/2" (Concrete = 6-1/4" thick)
- 20MPA @ 28 days concrete - 3/8" minus (Code minimum)
- 28MPA @ 28 days concrete - 3/8" minus w/ plasterizer added at site (preferred)
- Wall reinforcement placed in center of ICF Wall
- Rebar joints lapped @ 40 times rebar diameter (10M = 18" 15M = 25")
- Horizontal Reinf. 10M @ 16" O.C. (one per course) (staggered to facilitate Vertical Rebar placement)
- Vertical Reinf. 15M @ 16" O.C.
- Soprema Colphene ICF on exterior for Dampproofing (alternative - 2 Coats Bakor 100-01 Waterproofing Asphalt Emulsion c/w "Templast" Protection Board - soil dependent)



"PLASTIFAB" ICF FOUNDATION
Standard Slab-On-Grade
c/w 2x6 Wall
Scale: N.T.S.



"PLASTIFAB" ICF FOUNDATION
Standard 10ft. Main & 9ft Basement Detail
Scale: N.T.S.



CROSS-SECTION A8
Scale: 3/16" = 1' - 0"

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