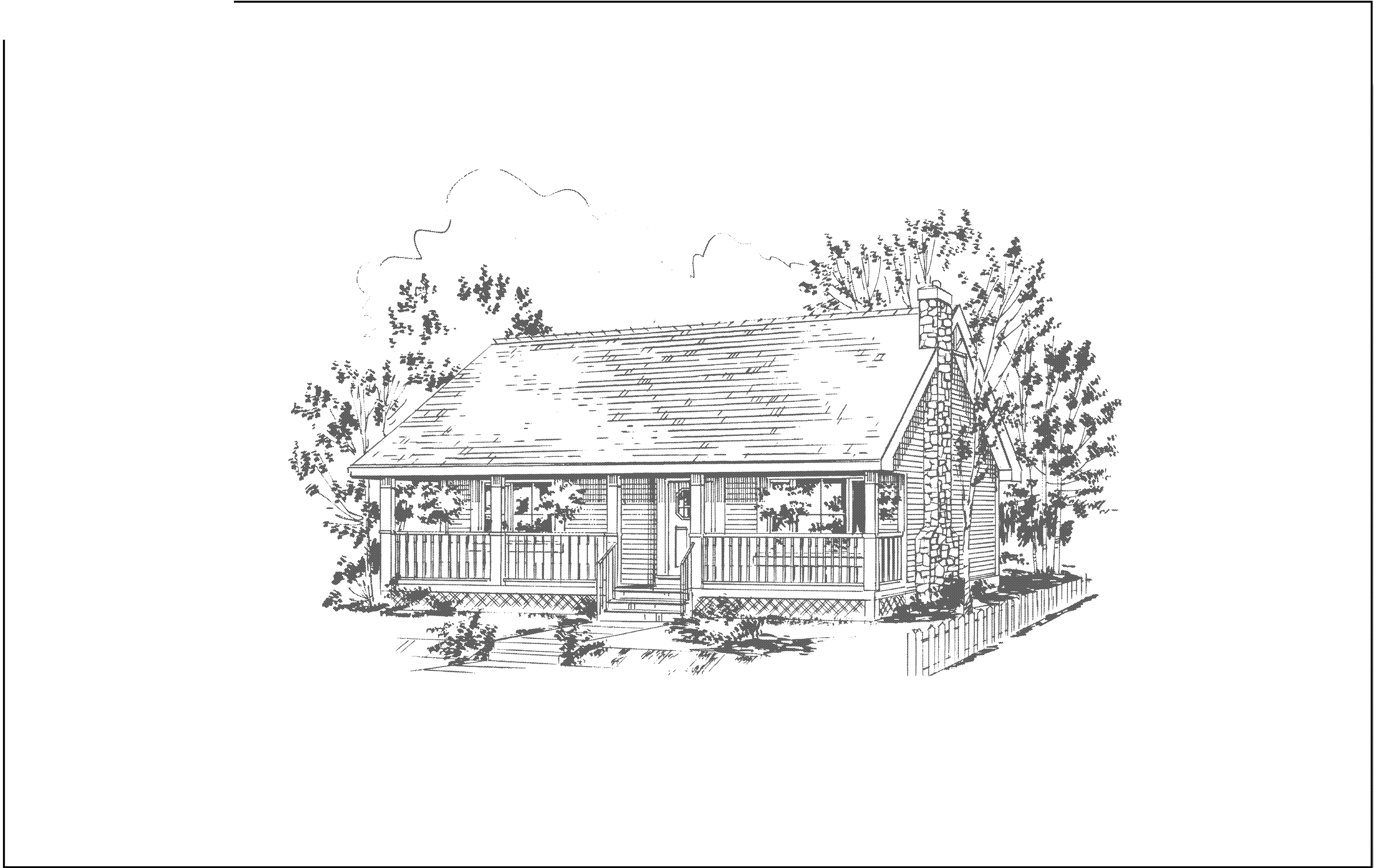


PLAN NO- 4309



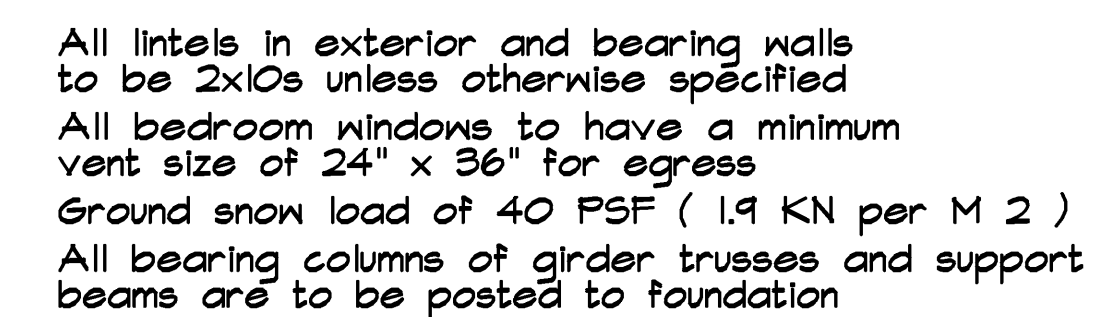
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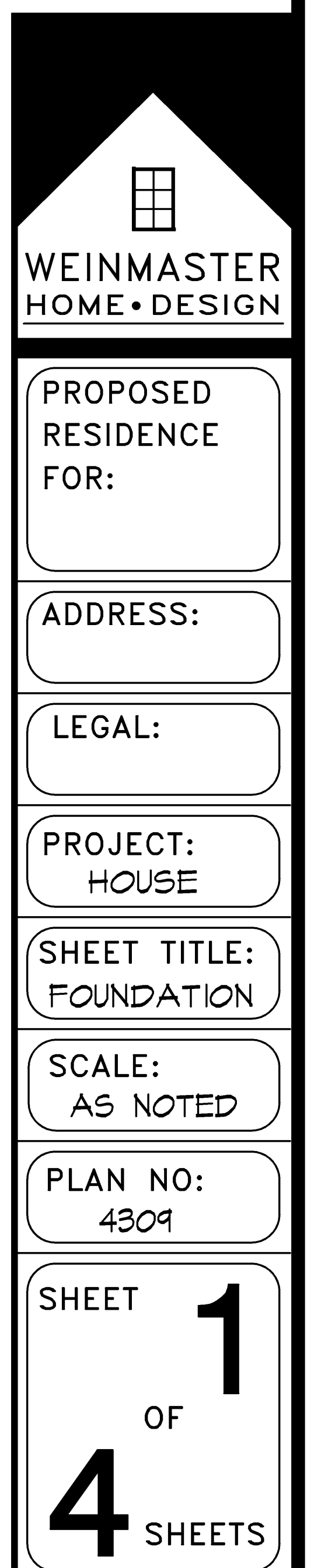
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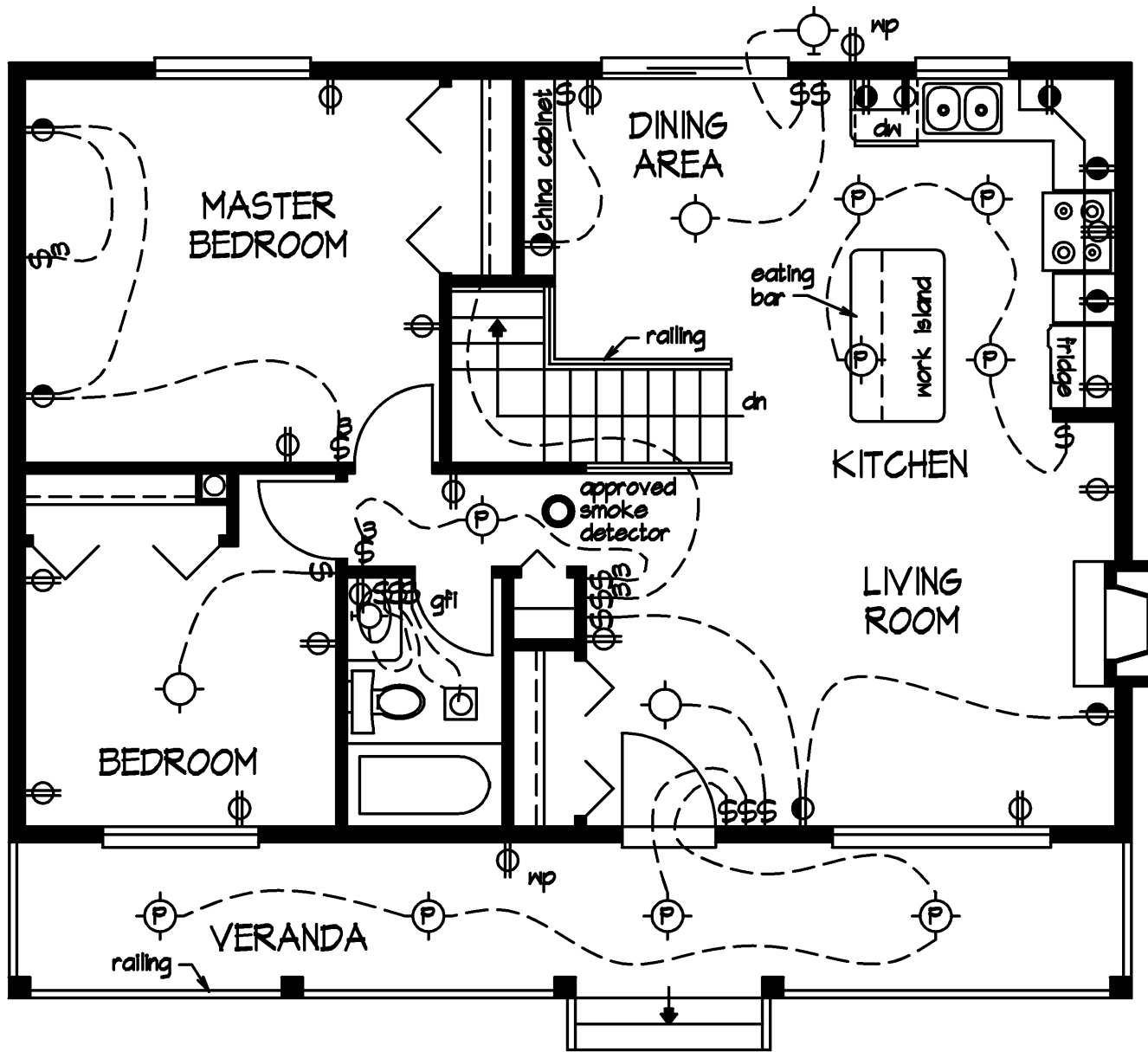
Due to the large variety of soils and the variance in frost penetration in different geographical locations, please refer to table 9.12.2.2 of the National Building Code, and consult local authorities for accepted standards.



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ELECTRICAL PLAN scale = 3/16" = 1' 0"



NOTE

Outlet and fixture locations shown on this plan are in compliance with the National Building Code, and are to be used only as a guide. Local, Provincial or State codes take precedence and installations shall conform accordingly.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	Ceiling Incandescent
	Vapour Proof Light Fixture
	Flood Light
	Indirect Incandescent Wall Washer
	Indirect Incandescent
	Track Light
	Fluorescent Fixture
	Pull Switch
	Ceiling Exhaust Fan
	Heat Lamp Fan Combination
	Wall Incandescent
	120 Volt Duplex Outlet
	240 Volt Outlet
	Weather Proof Outlet
	Duplex Outlet - Split Circuit
	Duplex Outlet - Switched One Side
	Switch
	3 Way Switch
	4 Way Switch

MAIN FLOOR PLAN scale = 1/4" = 1' 0"

900 Sq. Ft.

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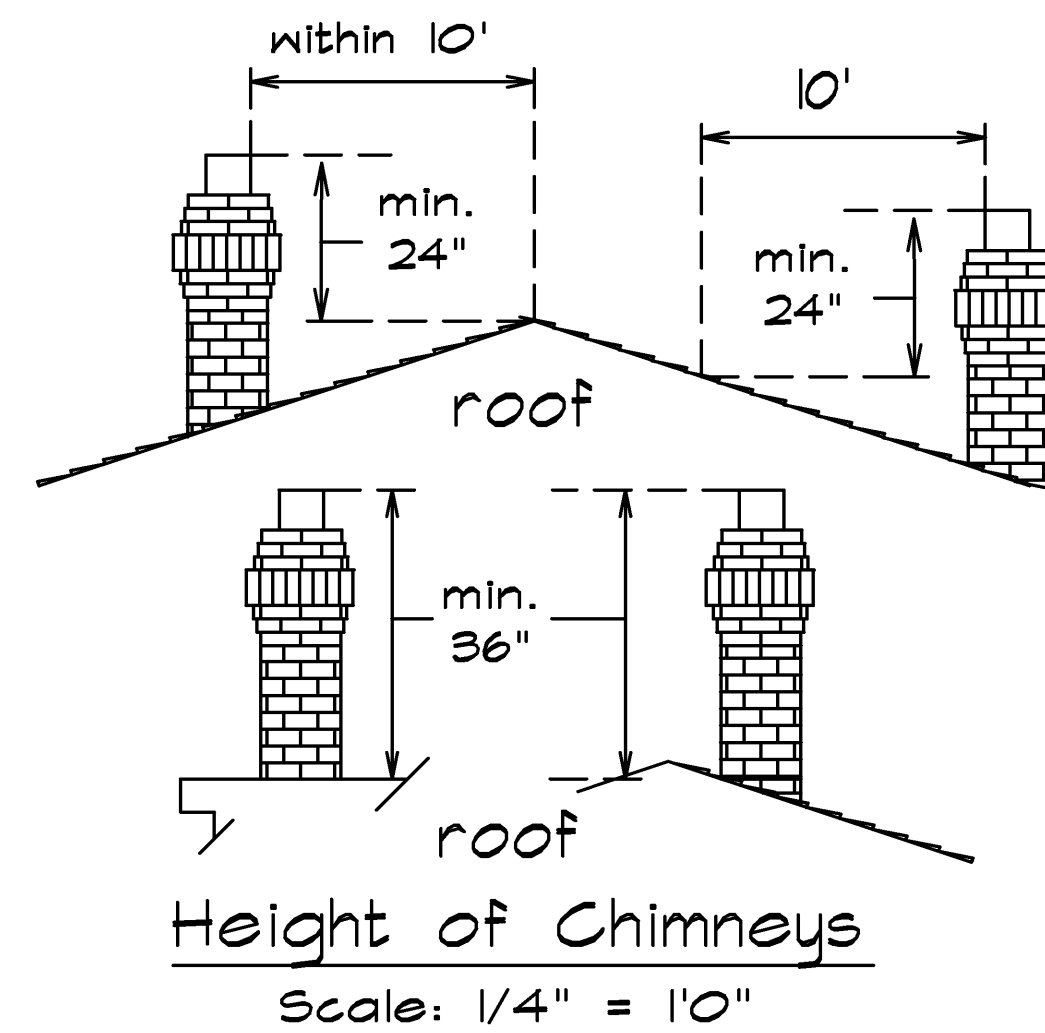
SHEET TITLE:
MAIN FLOOR

SCALE:
AS NOTED

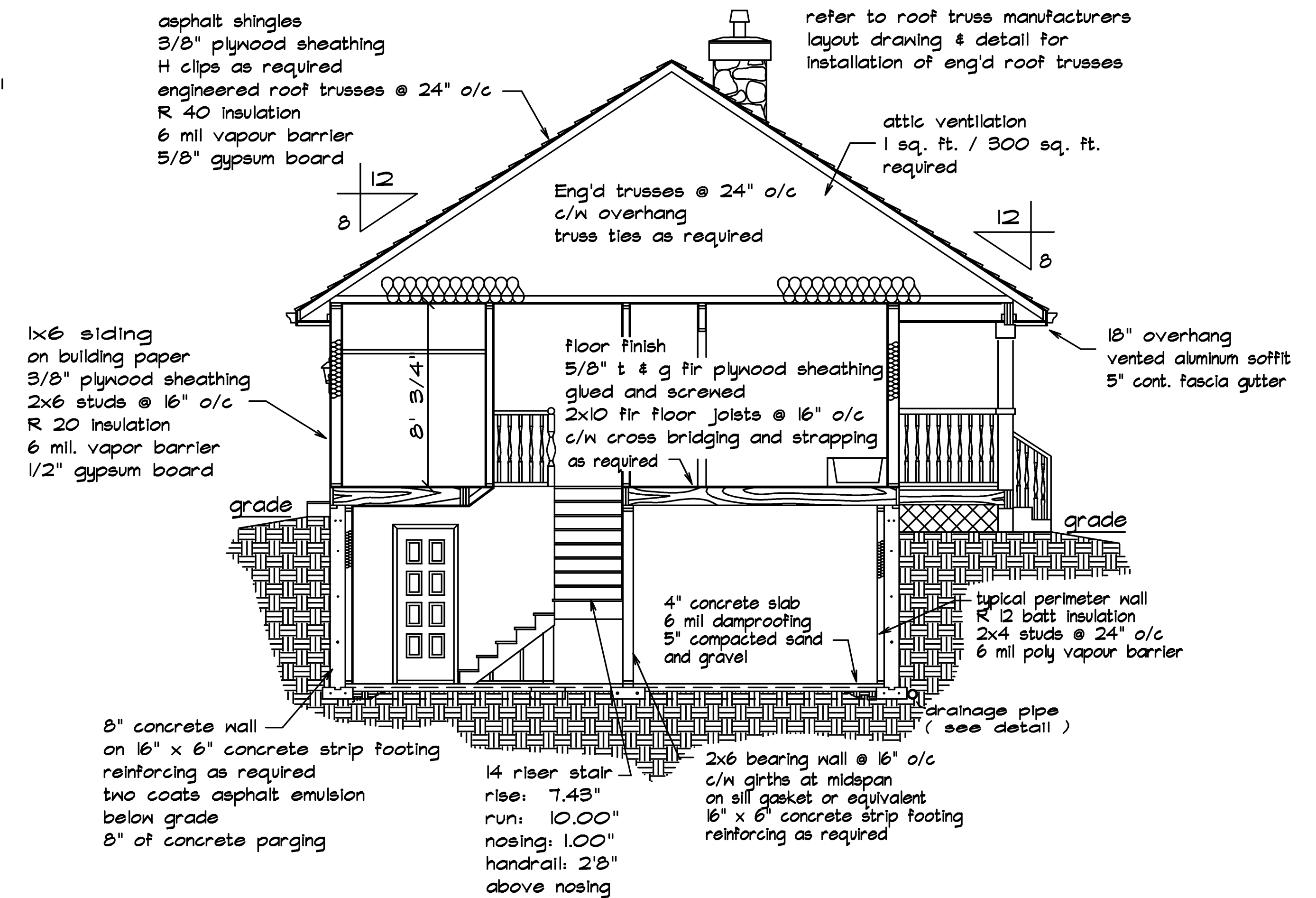
SHEET
2
OF
4 SHEETS

NOTE: DEPTH OF FOUNDATIONS

Due to the large variety of soils and the variance in frost penetration in different geographical locations, please refer to table 9.12.2.2 of the National Building Code, and consult local authorities for accepted standards.

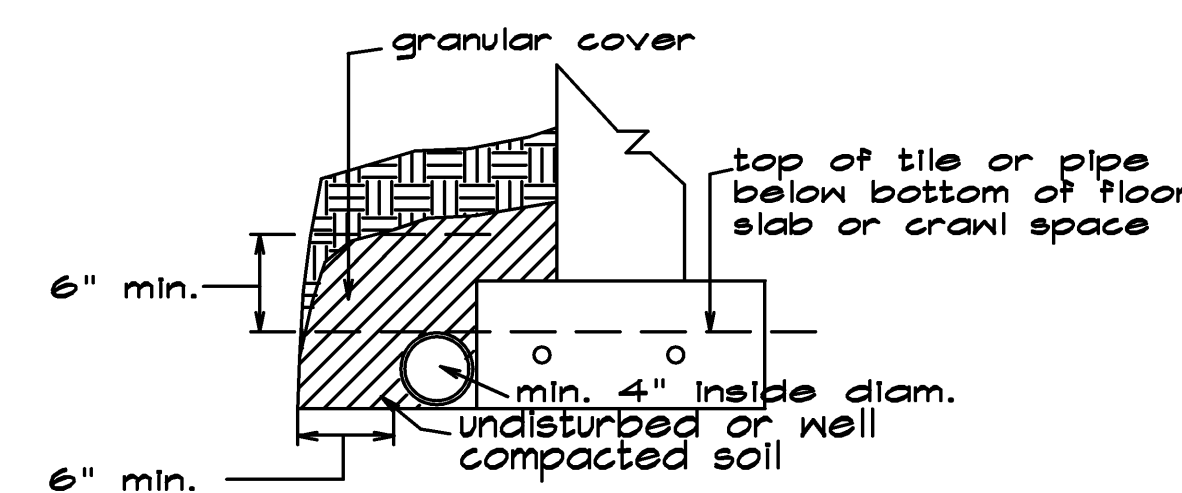


Main entrance door to have a door viewer window or sidelight
Sidelights or windows within 36" of a locking door must be safety glass or wired glass
All exterior or entrance doors require:
solid blocking at lock height on both sides of door for two stud spaces (except where sidelights occur)
Dead bolt locks with 1" throw
Hinges secured to door with 1" screws and to frame with 3" screws into solid blocking
Striker plates to be fastened with 3" screws into solid blocking
Sliding doors must have pin type locking mechanism with a 3/8" throw



CROSS SECTION A-A

scale = 1/4" = 1' 0"



Drainage Tile and Pipe

Scale: 1" = 1' 0"

All joints in vapour barrier to be lapped 4" and occur over framing members or sealed with caulking
All holes through vapour barrier for wires, electrical boxes, piping, ducts, etc., shall be sealed
Sill plates to be pressure treated or separated by damproofing material
Moisture resistant backing is required around bathtubs or shower where ceramics and plastic tile is installed

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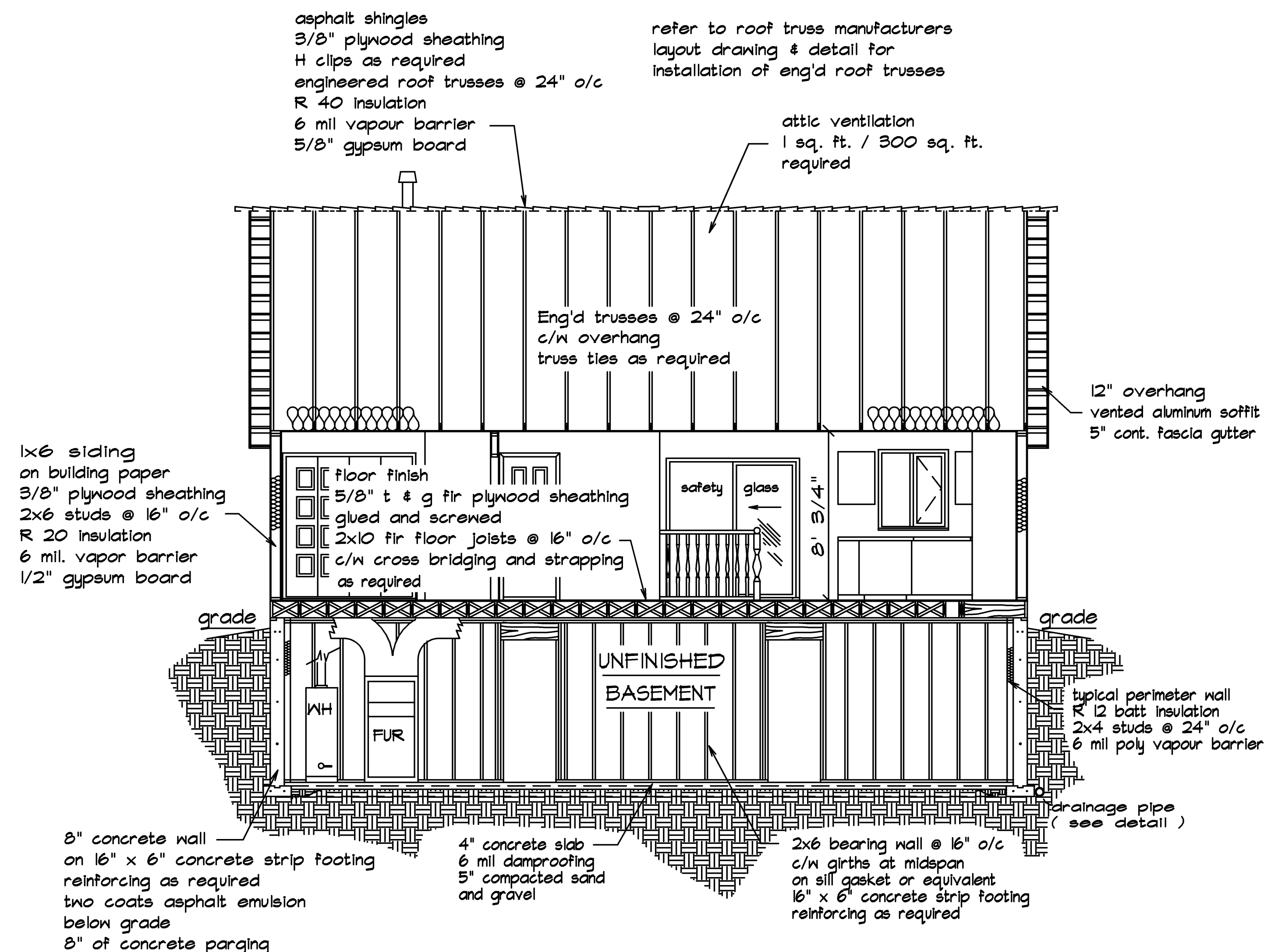
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CROSS SECTIONS

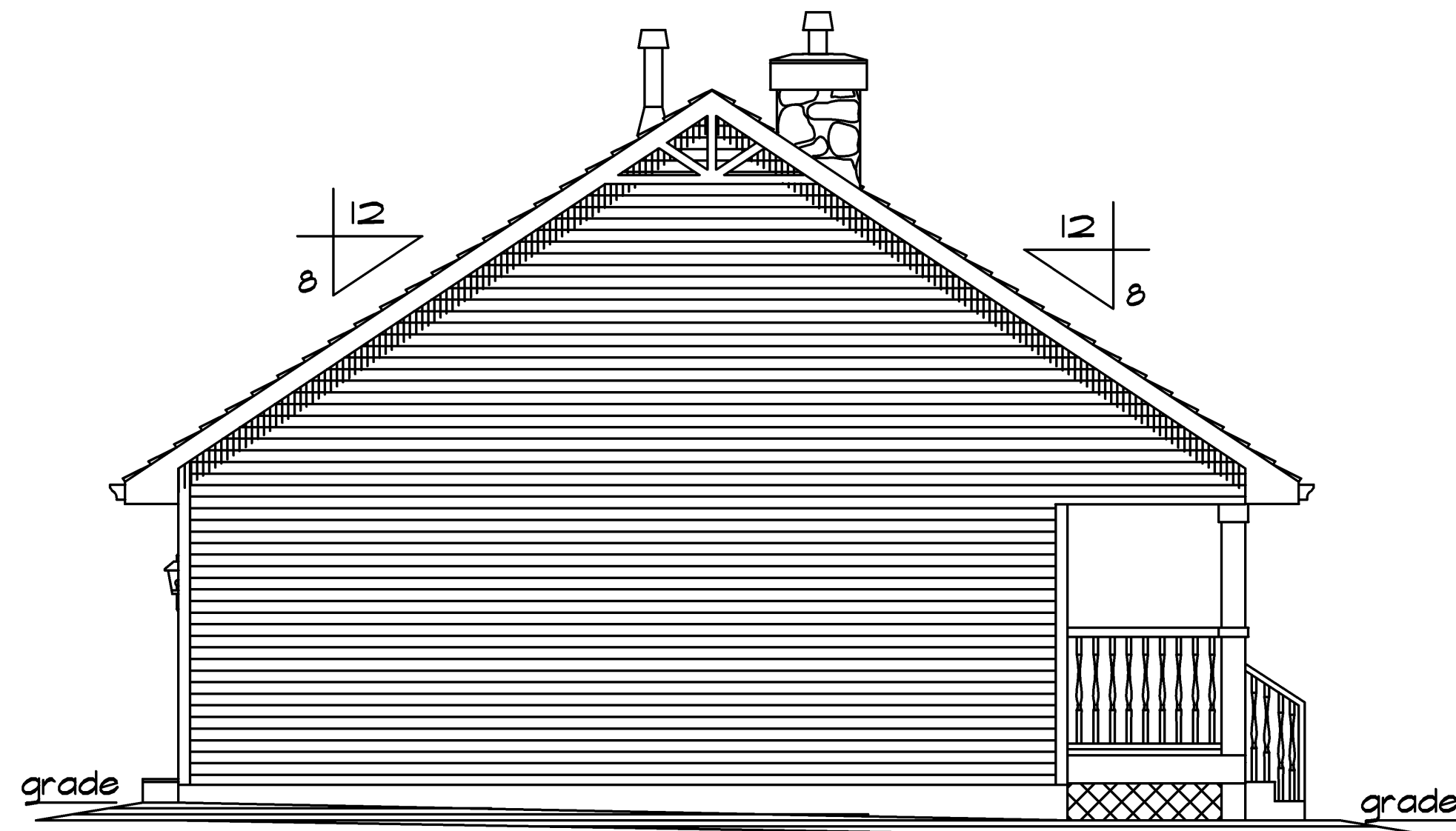
SCALE:
AS NOTED

SHEET
3
OF
4
SHEETS

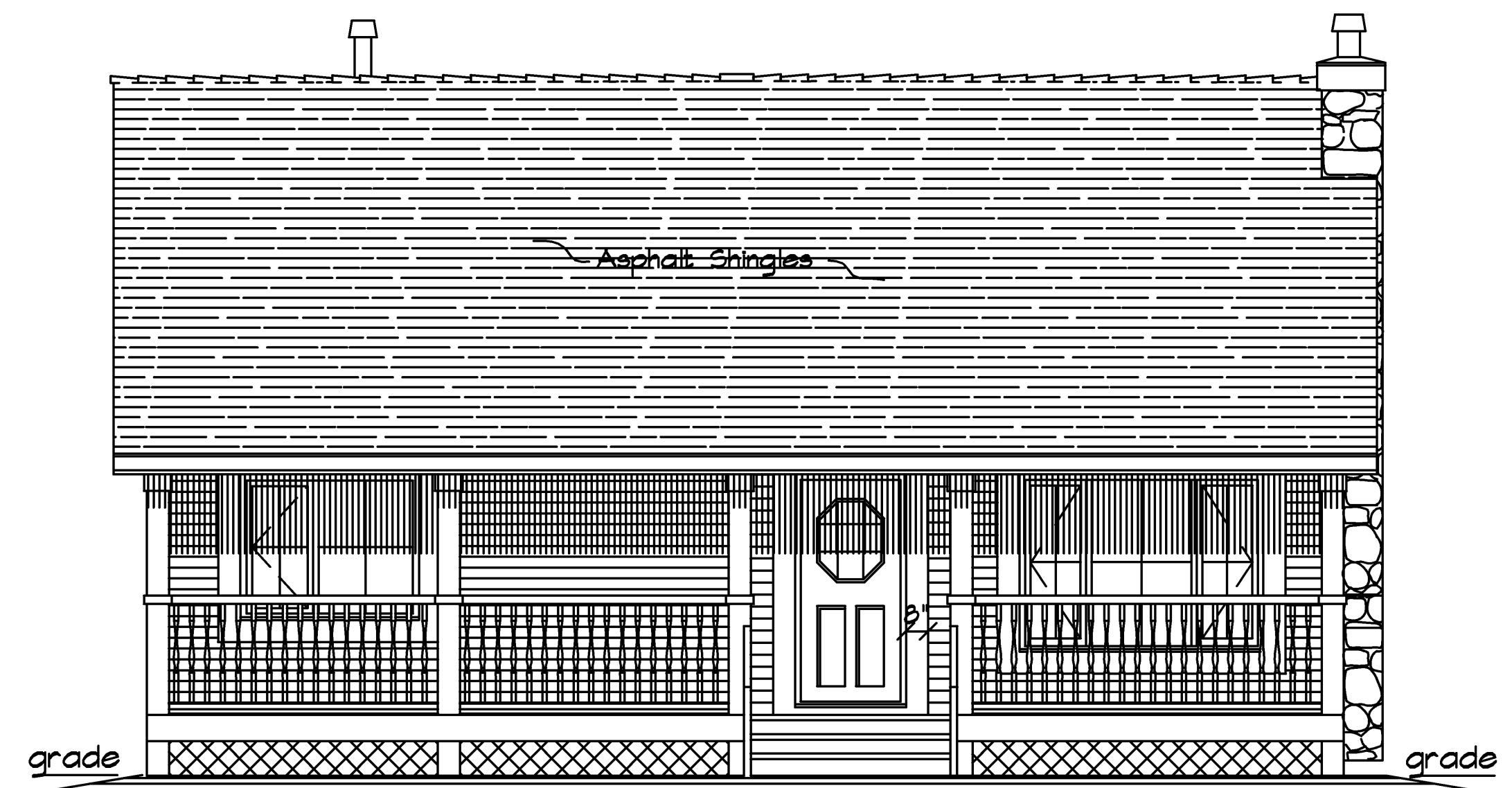
CROSS SECTION B-B

scale = 1/4" = 1' 0"

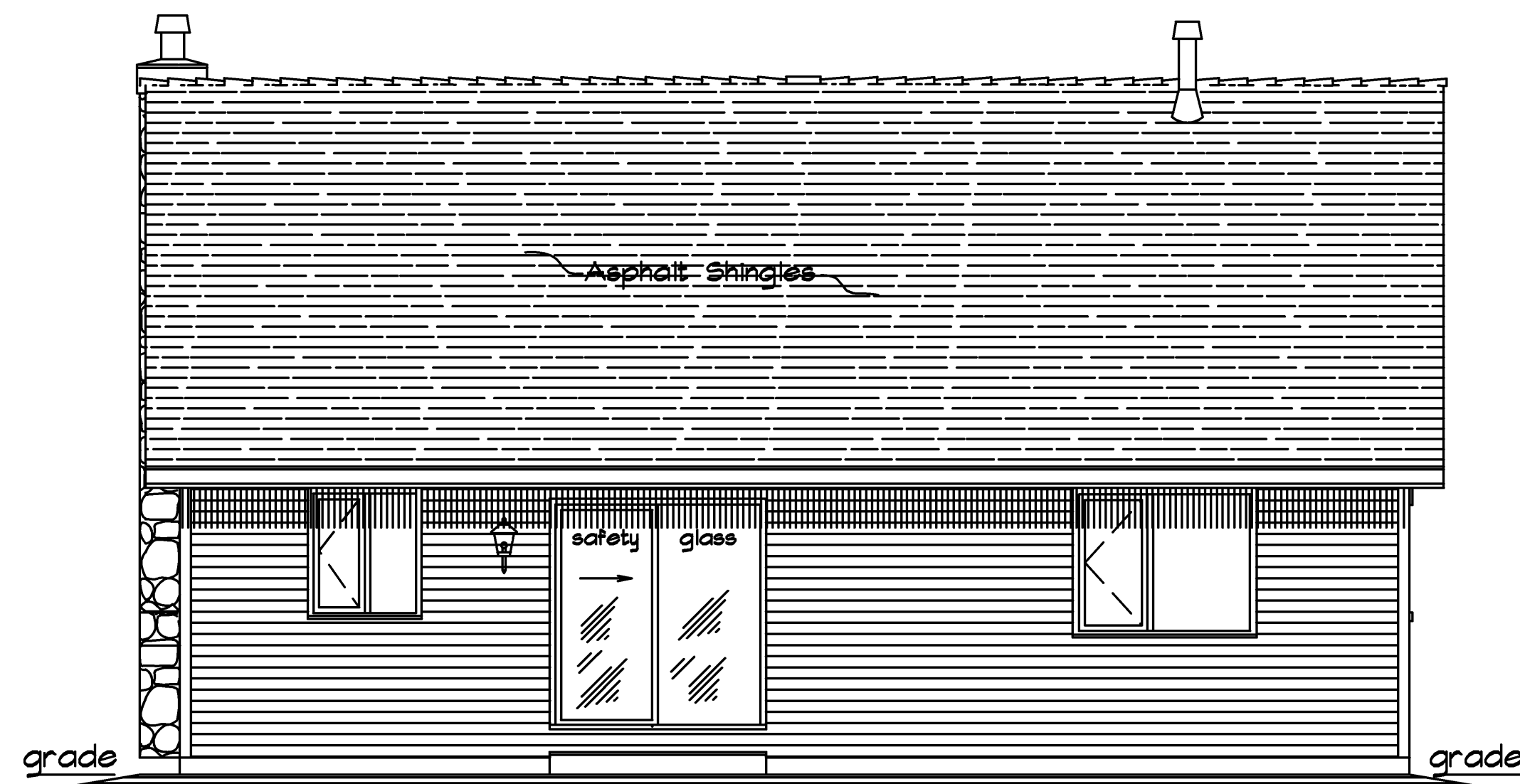




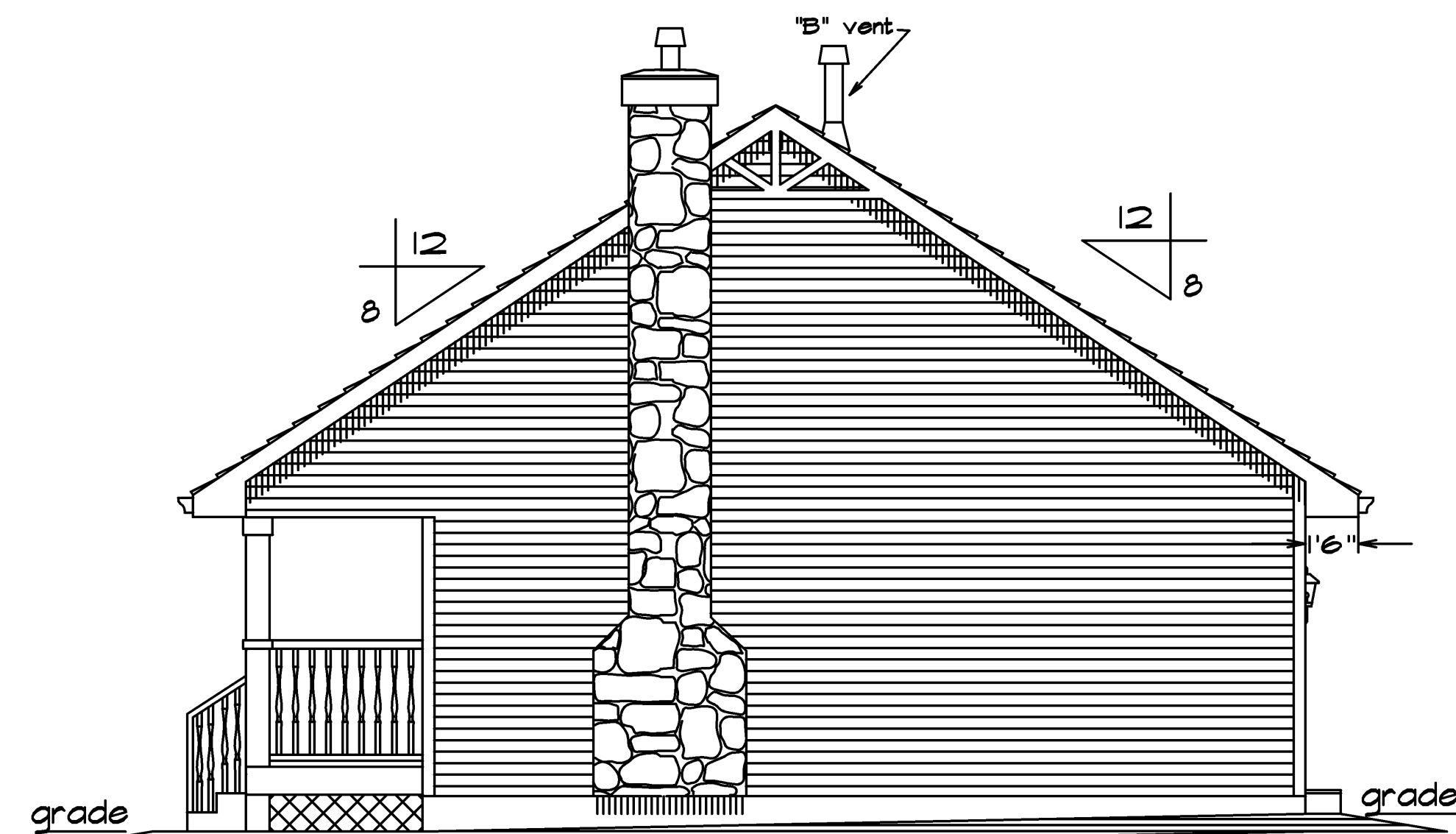
LEFT ELEVATION scale = 1/4" = 1' 0"



FRONT ELEVATION scale = 1/4" = 1' 0"



REAR ELEVATION scale = 1/4" = 1' 0"



RIGHT ELEVATION scale = 1/4" = 1' 0"

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SHEET TITLE:
ELEVATIONS

SCALE:
AS NOTED

SHEET
4
OF
4 SHEETS

CODES AND STANDARDS

- All workmanship is to be of a standard equal in all respects to good building practice.
- It is the responsibility of the owner/builder to ensure that changes to the code are complied with and all amendments are incorporated in the construction of this plan. All work shall conform to local building codes and bylaws which may take precedence.
- Prior to proceeding with construction, the builder must verify all information, dimensions and specifications of this plan. Written dimensions always take precedence over scale measurements.
- Any variance from structural drawings and specifications or from conditions encountered at the job site, shall be resolved by the owner/builder and such solutions shall be their sole responsibility.
- All work shall conform to the current Building Codes adopted by authorities having jurisdiction or local Building Codes and Bylaws which may take precedence.
- Construction loads on the structure caused by interim storage of materials or use of equipment, shall not be allowed to exceed the design loadings.
- In the event of a conflict between applicable codes and regulations and reference standards of these plans and specifications, the more stringent provisions shall govern.

CONCRETE & FOUNDATIONS

- All concrete to have a minimum compressive strength of 2,500 psi at 28 days.
- Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration. Footings shown on these drawings have been designed for soil bearing capacity of 2,500 psf. If a lesser bearing capacity is encountered, it is the responsibility of the owner/builder to have the footings redesigned by qualified persons to suit existing conditions.
- Foundation walls should not be backfilled until concrete or masonry grout has reached its specified 28 day strength and structural floor framing (including plywood subfloor) required to stabilize the walls, is complete and fully nailed and anchored.
- All foundation walls 24" and higher should have one horizontal 1/2" reinforcing bar 3" from the top. Corner reinforcing to be lapped minimum 24".
- All footings are to have two 1/2" reinforcing bars. The reinforcing bars are to be situated such that one bar is 3" clear of the side and bottom of the footing on both sides of the footing.
- Grades shown on elevations are estimated. Adjust on site as required. Retaining walls other than the foundation walls of the residence, are beyond the scope of these drawings unless otherwise noted.
- All concrete slabs shall develop a minimum compressive strength of 3,000 psi at 28 days.
- All concrete and masonry foundation walls exceeding heights limits specified by current Building Codes require engineering.
- Perimeter drainage shall be installed where required to the approval of local authorities.

STRUCTURAL DESIGN AND ENGINEERING

- To provide our clients with distinctive and attractive designs, it has been 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 City or Municipal Building Department may require confirmation by a certified Structural Engineer which is the responsibility of the owner or builder to provide.

DEAD LOADS	LIVE LOADS
Roof, with shakes/shingle.....15 psf	Floor.....40 psf
Roof, with clay/concrete tiles...25 psf	Stairs.....100 psf
Floor.....10 psf	Decks.....60 psf

INSULATION

- Roof:
Vaulted Areas.....As req'd (R-30 recommended)
Flat Ceilings.....As req'd (R-38 recommended)
- Exterior Walls:
2 x 4 studs.....R-11
2 x 6 studs.....R-19 or R-21
- Floors over Unheated Spaces.....As req'd (R-19 recommended)
- Basement Walls.....As req'd (R-07 recommended)
- Slab Floors - on grade.....As req'd (R-10 rigid insulation at exposed perimeter recommended)
- Ducts in Unheated Spaces.....As req'd (R-05 recommended)
- Cantilevered Floors & Floors Over Garages.....As req'd (R-30 recommended)
- Insulation to be installed with vapor barrier on interior face.
- It may be necessary to increase the depth of framing members greater than shown on the drawings to accommodate thicker insulation materials as may be required by local codes and conventions.
- Caulking is to be applied at all exterior sills and plates and all exterior envelope penetrations (between window or door frames and rough-openings).

REINFORCING STEEL

- Reinforcement shall be bent cold and shall not be welded.
- Welded wire fabric shall conform to ASTM A185, in as long a length as is practicable. Welded wire fabric shall be lapped at least one grid width plus 2".
- Splices
Reinforcement in concrete and masonry shall have lap lengths as follows, unless otherwise specified on drawings:

Bar Size:	In Concrete	In Masonry
#3.....	..1'6"	2'0"
#4.....	2'0"	2'6"
#5.....	2'6"	3'0"
- Placement:
 - A. Reinforcement shall be accurately placed and supported by concrete, metal or other approved chairs, spacers or ties and secured against displacement during concrete or grout placement.
 - B. Except where otherwise noted - reinforcement shall have concrete cover as follows:
 1. Concrete deposited against earth.....3"
 2. Formed concrete against earth.....2"
 3. Exterior faces of walls.....2"
 4. Interior faces of walls.....3/4"
 5. To top of slabs-on-grade.....3/4"

WOOD FRAMING

- Dimensions are from outside face of exterior studs to center of partition walls unless otherwise noted. Face of exterior stud wall and foundation wall to be flush.
- Joists shall be placed to accommodate heating & plumbing, etc.
- Owner/builder to obtain certificates from manufacturer of floor trusses, roof trusses and glulam beams.
- Floor and roof joist spans of more than 7 ft. shall be bridged at midspan or at 7 ft. o.c. maximum unless sheathed or strapped both sides with wood. Bridging shall be a 2x2 diagonal type wherever possible.
- Wood in contact with concrete shall be damp-proofed with 45 lb. felt, a sill plate gasket and pressure treated with a waterborne preservative or other approved method..
- All frame walls shall have stud framing placed at 16" o.c. except where otherwise noted.
- Top plates shall be doubled on all walls except where otherwise noted.
- Cripples under all headers shall be continuous to sill plate.

- Double joists under all walls parallel to joists except where otherwise noted.
- Block all stud walls as required for sheathing.
- Solid blocking between all joists and rafters at supporting walls and beams except at rim joists.
- Double rim joists at all walls parallel to joists.
- Beams, girders and joists supporting bearing walls or concentrated loads shall not be notched.
- All rafters shall be notched to provide full bearing at supports.
- All joists shall have a minimum of 2" bearing at supports.
- Lap all joists 6" minimum at all interior bearing supports.
- Mud sills and ledger boards at concrete walls shall have anchor bolts of the size and spacing shown on the drawings. Each board shall be secured with at least two bolts and each board shall have a bolt within 12" of each end.
- All solid sawn lumber shall be Douglas Fir/Larch installed as noted on the plans. Lumber shall be as graded in accordance with current Western Wood Products Lumber grades for uses to be:

A. Floor, Ceiling Joists & Rafters#2 & better
B. Sills, Plates & Blocking.....#3
C. Studs.....DF "stud"
D. 2" T & G Sub-Floor Decking.....#3
E. Wall & Roof Sheathing.....1/2" C-D Ext. Glue Plywood (32/16)
F. Sub-Floor over Joists.....5/8" C-D Ext. Glue Plywood (32/16)
G. Underlayment.....1/2" Underlayment Grade particle board

- Solid sawn lumber at visually exposed locations shall be "clear" grade, free of heart.

ELECTRICAL

- Installation of electrical items must comply with local electrical codes and regulations in all respects.
- Outlet locations shown on plans comply with or exceed current Building Code minimum requirements and are to be used as a guide only. Adjust according to owner's and/or local authority's requirements.

HEATING

- Installation of entire heating system, whether electric, forced warm air or hot water, must comply with manufacturer's directions (where applicable) and conform with local codes and regulations in all respects.
- Gas connection will require separate permit and inspections.
- Fuel burning appliances, including furnaces, fireplaces and stoves to be provided with combustion air supply from exterior.

FIREPLACES AND MASONRY

- All masonry applications shall be in accordance with the current Building Codes.
- All fireplace and chimney installations shall be governed, inspected and approved by municipal authorities (separate permit may be required).
- Fireplace(s) to be finished to owner's specifications including hearth and mantle if specified.
- Wood burning fireplace hearths to be minimum 16" deep and project minimum 8" each side of opening.
- Fireplace flue size is minimum 1/10 of fireplace opening size.
- Dampers shall be rear hinged and minimum 8" above finished opening.

- Provide minimum of 8" of brick, including fire brick, on all sides of fire box - 12" for stone.
- Interior wood frame to be minimum 4" clear from back and sides of fire box and 2" clear from brick chimneys.
- Exterior wood frame to be minimum 1" clear from exterior fireplace and 1/2" clear from exterior chimneys.
- Fireplace to have ash dumps with cast iron clean outs below where possible.
- Provide cast iron clean outs below thimble for masonry flues.

MISCELLANEOUS

- Flash all changes of materials on exterior walls.
- Flash over all exterior openings.
- All siding or stucco to be a minimum of 8" above finished grade.
- All balcony railings to be 3'6" in height. Maximum spacing between vertical members is 4". Minimum distance between horizontal rails to be 32", top rail to sustain outward load of 40 pounds per lineal foot.
- Coat and clothes closets shall have at least one rod and shelf with minimum depth of 24" unless otherwise stated. Linen closet shall have 5 adjustable shelves wherever possible. Broom closets shall have one shelf.
- Contractor shall provide adequate bracing or otherwise support all portions of the structure until all members have been permanently connected together.
- Plumbing diagrams or drawings shall be provided by the plumbing contractor.
- Heating/cooling duct diagrams or drawings shall be provided by the heating/cooling contractor.
- Heat loss or energy use calculations shall be provided by heating/cooling contractor or other professional as required by Building Official.
- Truss design, engineering and plans shall be provided by truss manufacturer.
- All fireplace openings shall be provided with tempered glass doors. Provide outside combustion air for fireplaces, wood stove and liquid fuel heating appliances (U.B.C. 3707(1)).
- Smoke detectors shall be connected to house power.
- Tub and tub/shower enclosures to have 1/2" water resistant gypsum board and a hard, moisture resistant surface up to 6'0" above floor (min.).
- All exhaust fans, range hoods and dryers shall vent to the outside through sheet metal ducts. Caulk around all penetrations through exterior envelope.
- All windows, patio doors and doors with glass shall be double glazed, insulating units with wood or thermally broken aluminum frames and sashes.
- All wood in permanent contact with concrete or soil shall be pressure treated with a waterborne preservative.
- All exterior walls & walls common to unheated spaces shall be 2x6 studs at 16" o.c. with R-19 insulation unless otherwise noted on the plans.
- Provide 1 hour fire wall between garage and living areas and under all stairs where storage space is available.
- All doors between garage and living areas shall be 1 hour fire rated assemblies with 1-3/4" solid core wood doors or code approved equivalents and self closing.

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