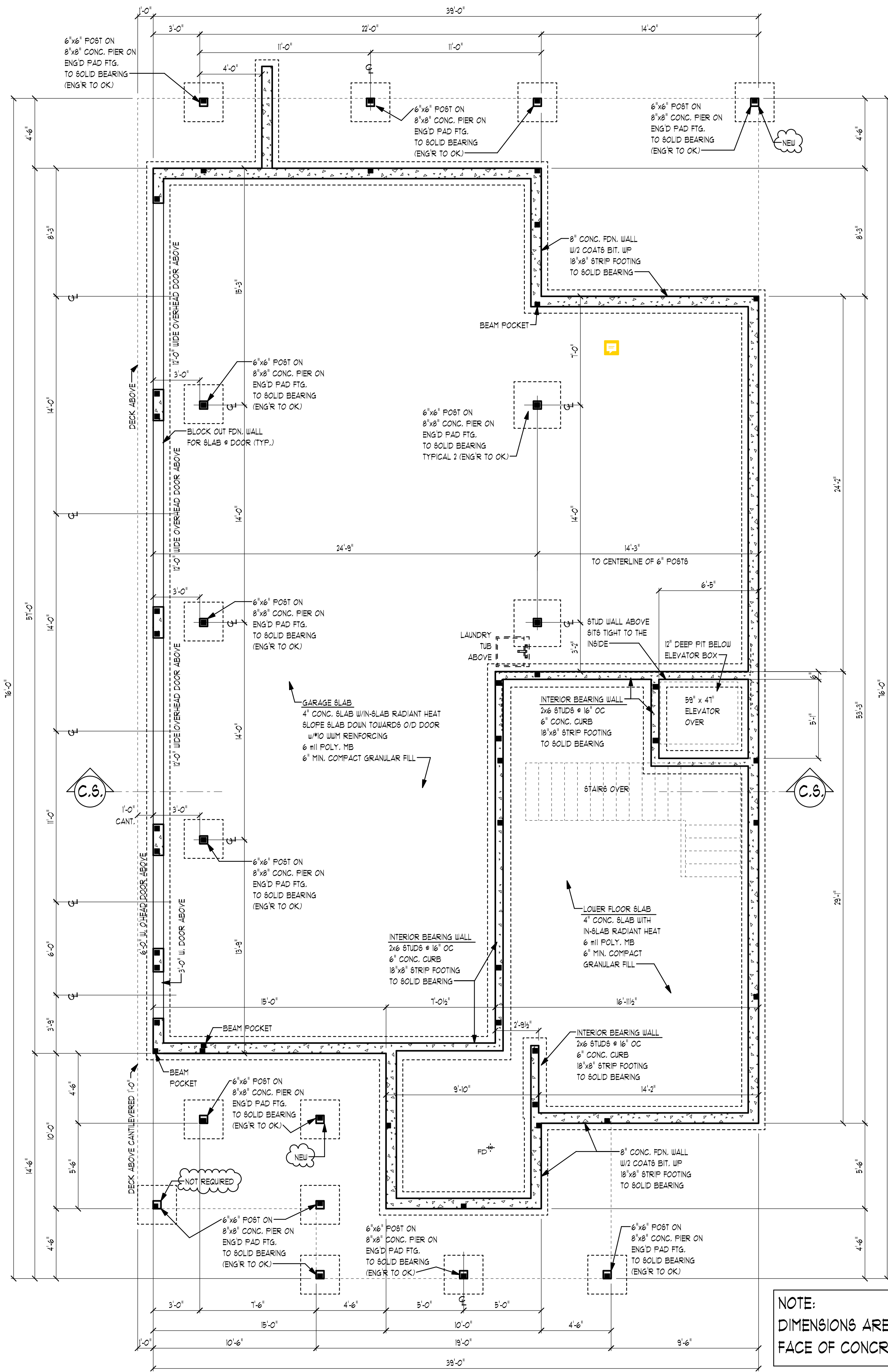


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FOUNDATION PLAN
 FOUNDATION FOOTPRINT: 2183 sf
 PORCHES, DECK AND WALKWAY: 731 sf
 TOTAL SITE COVERAGE: 2914 sf (270.71 m²)

IN-LAB RADIANT HEAT
 LIVING SPACE AND GARAGE

NOTE: DIMENSIONS ARE MEASURED TO OUTSIDE FACE OF CONCRETE FOUNDATION WALLS.

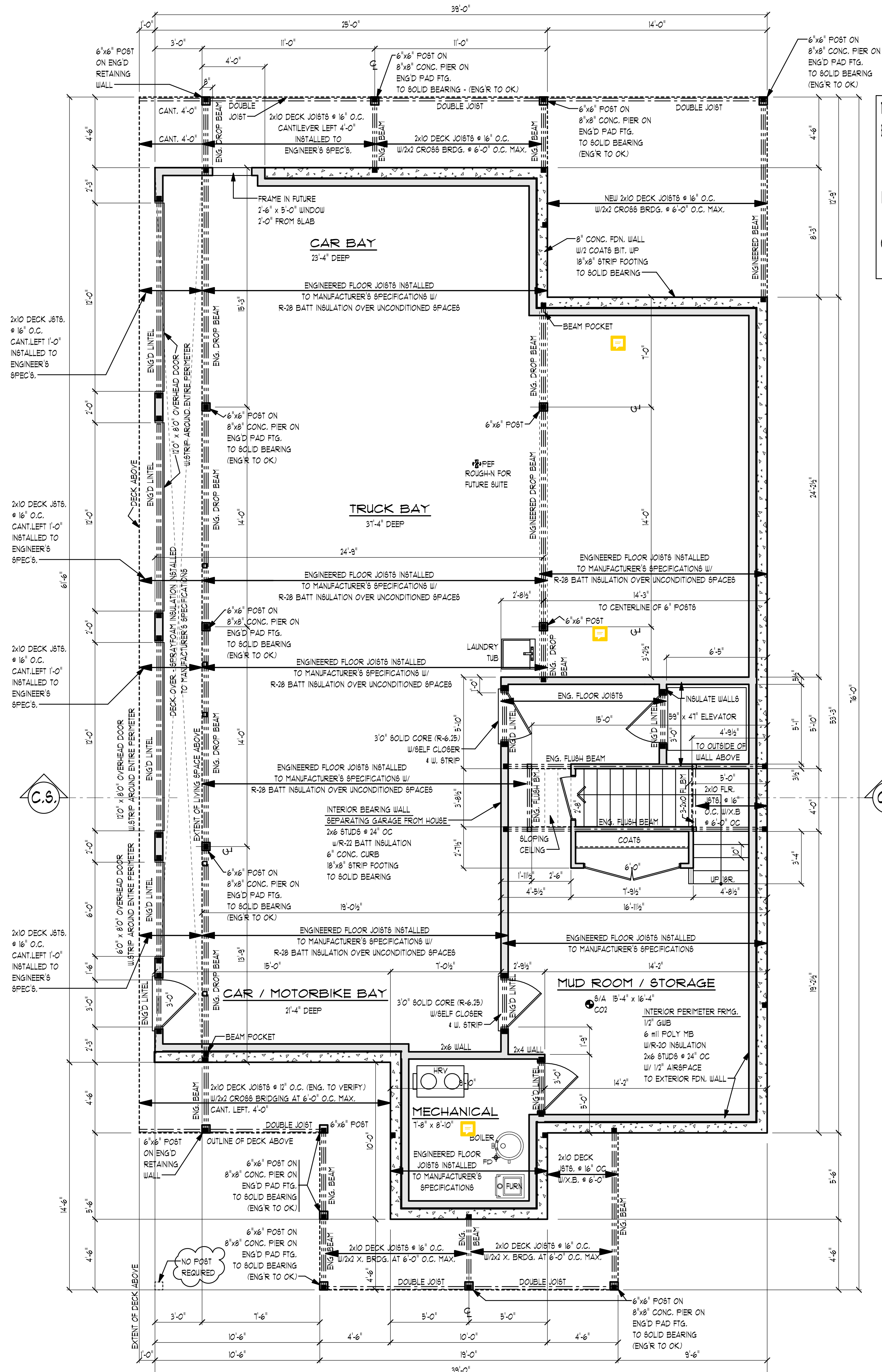
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DATE: October 09, 2019	SCALE: 1/4" = 1'-0"	DRAWING NUMBER: SHEET 1	
DRAWN BY: HAWK RIDGE HOME DESIGN PH: 604-828-5303 EMAIL: mheal@haw.ca		DO NOT SCALE DRAWINGS.	

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LOWER FLOOR FRAMING PLAN

FLOOR AREA: 579 sf
 GARAGE: 1603 sf

10' CEILING HEIGHT
 LIVING SPACE, GARAGE HIGHER - SEE SECTION

IN-LAB RADIANT HEAT
 LIVING SPACE AND GARAGE

- S/A SMOKE ALARMS TO BE INSTALLED AS PER 2012 B.C.B.C. 9.10.18
- S/A C/M CO2 CARBON MONOXIDE ALARMS TO BE INSTALLED AS PER 2012 B.C.B.C. 9.32.4.2
- PEF ROUGH IN PRINCIPLE EXHAUST FAN FOR FUTURE SUITE. PRINCIPAL RESIDENCE WILL HAVE AN HRV SO A PRINCIPAL EXHAUST FAN NOT REQUIRED.

NOTE: I-JOIST DESIGN MUST BE SEALED BY SUPPLIER'S ENGINEER.

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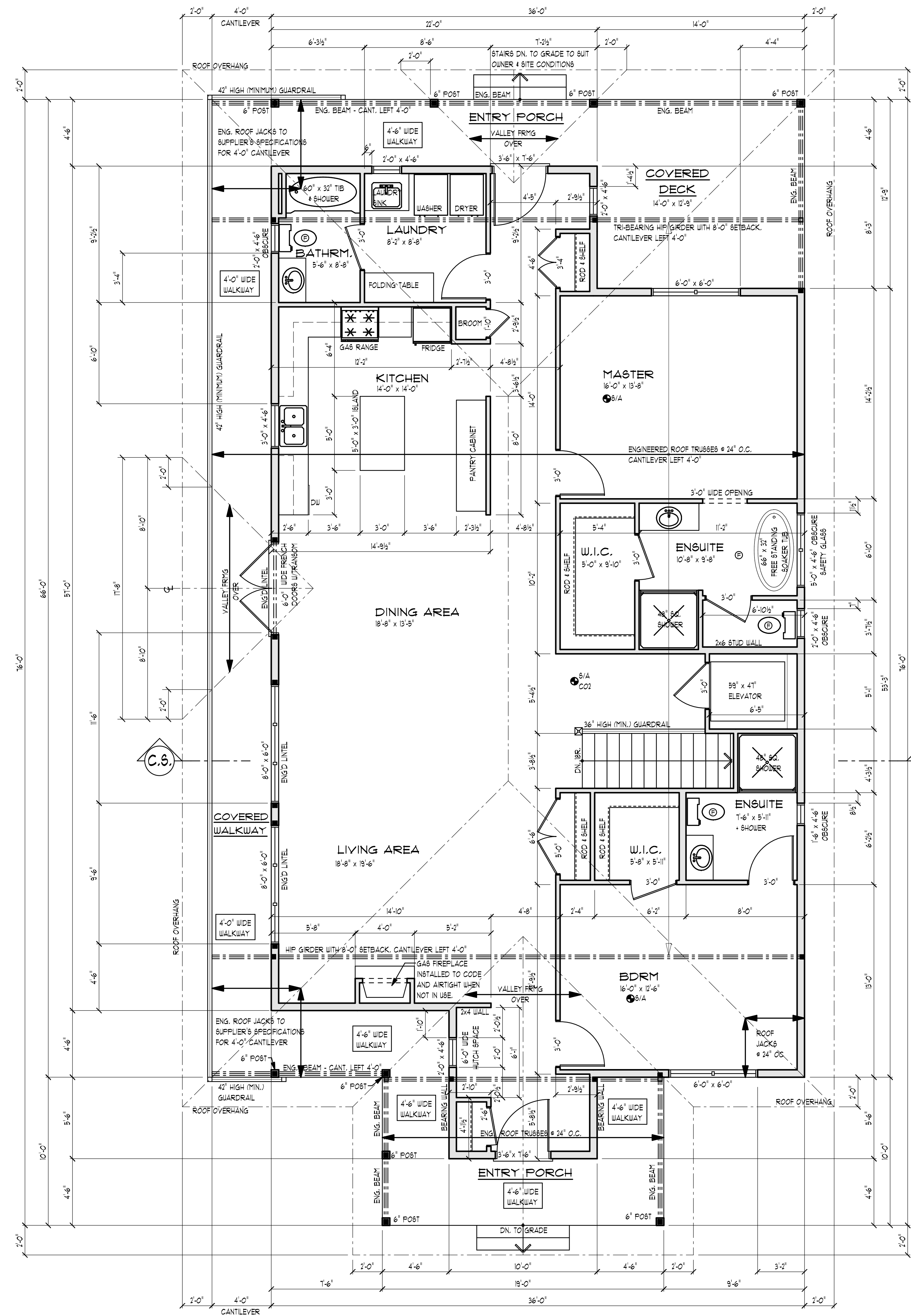
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 CEILING HEIGHT DIMENSIONS MEASURED FROM TOP OF SHEATHING TO UNDERSIDE OF TRUSSES ABOVE.

MAIN FLOOR FRAMING PLAN

FLOOR AREA: 2100 sf
 ENTRY PORCHES, DECK & WALKWAY: 731 sf

- 9'0" CEILING HEIGHT
- FORCED AIR HEATING

- ☉ SMOKE ALARMS TO BE INSTALLED AS PER 2012 B.C.B.C. 9.10.18
- ☉ CARBON MONOXIDE ALARMS TO BE INSTALLED AS PER 2012 B.C.B.C. 9.31.4.2

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			3

ZONE 6 COMPLIANCE OPTION: PRESCRIPTIVE

TYPICAL CEILING ASSEMBLY - ATTIC - RAISED HEEL

COMPONENT	MATERIAL	R _{S1}	R
OUTSIDE AIR FILM		0.03	0.11
ROOFING MATERIAL	DUROID SHINGLES	0.08	0.48
SHEATHING MEMBRANE	ASPHALT ROOFING PAPER	-	-
SHEATHING	1/2" EXT. PLYWOOD SHEATHING	0.11	0.62
INSULATION ABOVE BOTTOM CHORD OF TRUSS	14 1/2" BLOWN-IN FIBERGLAS	6.91	39.21
TRUSS SPACING	24' O.C.	-	-
BOTTOM CHORD HEIGHT	3 1/2" (BLOWN-IN FIB INSUL.)	1.54	8.73
VAPOUR BARRIER	6 mil POLY	-	-
GYPSPUM (mm)	19.3mm	0.10	0.56
INTERIOR AIR FILM		0.03	0.62
TOTAL EFFECTIVE R _{S1} / R VALUE OF ENTIRE ASSEMBLY		8.89	50.36
MINIMUM REQUIRED EFFECTIVE R _{S1} / R VALUE OF ENTIRE ASSEMBLY		8.61	49.2

FRAMING CALCULATION:

$$\text{FRAMING \%} = \left(\frac{1}{0.18565} + \frac{93}{166667} \right) = 1.54 \text{ RSI}$$
 FG INSULATION R_{S1} VALUE = 369.3mm (14 1/2") x 0.01875 + 6.91 R_{S1}

TYPICAL WALL ASSEMBLY - WOOD FRAMED - ABOVE GRADE

COMPONENT	MATERIAL	R _{S1}	R
OUTSIDE AIR FILM		0.03	0.11
CLADDING MATERIAL	CEMENT BOARD 8mm	0.03	0.11
RAINSCREEN ASSEMBLY - 1/2" AIRSPACE	1/2" x 3/4" STRAPPING @ 16" O.C.	0.16	0.91
HOUSE WRAP		-	-
SHEATHING	1/2" EXT. PLYWOOD SHEATHING	0.11	0.62
STUD WALL (size & spacing)	2x6 STUDS @ 24" O.C. w/ R-22 FIB BATT INSULATION	2.61	15.16
INSULATION		-	-
VAPOUR BARRIER	6 mil POLY	-	-
GYPSPUM (mm)	12.7mm	0.08	0.45
INTERIOR AIR FILM		0.03	0.68
TOTAL EFFECTIVE R _{S1} / R VALUE OF ENTIRE ASSEMBLY		3.20	18.11
MINIMUM REQUIRED EFFECTIVE R _{S1} / R VALUE OF ENTIRE ASSEMBLY		3.09	17.5

TYPICAL WALL ASSEMBLY - DIVIDING HOUSE & GARAGE

COMPONENT	MATERIAL	R _{S1}	R
GARAGE SIDE AIR FILM		0.03	0.11
GYPSPUM (mm)	19.3mm	0.10	0.51
STUD WALL (size & spacing)	2x6 STUDS @ 24" O.C. w/ R-22 FIB BATT INSULATION	2.61	15.16
INSULATION		-	-
VAPOUR BARRIER	6 mil POLY	-	-
GYPSPUM (mm)	12.7mm	0.08	0.45
INTERIOR AIR FILM		0.11	0.62
TOTAL EFFECTIVE R _{S1} / R VALUE OF ENTIRE ASSEMBLY		2.99	16.91
MINIMUM REQUIRED EFFECTIVE R _{S1} / R VALUE OF ENTIRE ASSEMBLY		2.92	16.6

* NOTE: THERE IS A RELAXATION OF R_{S1} 0.16 (R-0.9) FOR BUILDING ENVELOPE ASSEMBLIES ADJACENT TO UNCONDITIONED ENCLOSED SPACE AS PER 2012 B.C.B.C. (9.36.2.4.14)

TYPICAL WALL ASSEMBLY - BASEMENT - BELOW GRADE

COMPONENT	MATERIAL	R _{S1}	R
OUTSIDE AIR FILM		-	-
ASPHALT DAMPROOFING		0.21	1.19
SHEATHING MEMBRANE	N/A	-	-
8" CONCRETE WALL	STRUCTURAL CONCRETE	0.11	0.64
AIR CAVITY	1/2"	0.16	0.91
STUD WALL (size & spacing)	2x6 STUDS @ 24" O.C. w/ R-20 FIB BATT INSULATION	2.45	13.91
INSULATION		-	-
VAPOUR BARRIER	6 mil POLY	-	-
GYPSPUM (mm)	12.7mm	0.08	0.45
INTERIOR AIR FILM		0.11	0.62
TOTAL EFFECTIVE R _{S1} / R VALUE OF ENTIRE ASSEMBLY		3.12	17.72
MINIMUM REQUIRED EFFECTIVE R _{S1} / R VALUE OF ENTIRE ASSEMBLY		2.99	16.9

TYPICAL FLOOR ASSEMBLY OVER UNHEATED SPACES

COMPONENT	MATERIAL	R _{S1}	R
INTERIOR AIR FILM	HEAT FLOW DOWN	0.16	0.91
FLOORING MATERIAL	CARPET W/RUBBER PAD	0.22	1.26
SHEATHING	3/4" PLYWOOD SHEATHING	0.12	0.91
JOIST (size & spacing)	11 7/8" T&S @ 16" O.C.	4.55	25.83
INSULATION	R-28 FIB BATT INSULATION	4.55	25.83
GYPSPUM (mm)	19.3mm	0.10	0.51
EXTERIOR AIR FILM		0.03	0.11
TOTAL EFFECTIVE R _{S1} / R VALUE OF ENTIRE ASSEMBLY		5.22	29.64
MINIMUM REQUIRED EFFECTIVE R _{S1} / R VALUE OF ENTIRE ASSEMBLY		4.51	25.6

FRAMING CALCULATION:

$$\text{FRAMING \%} = \left(\frac{9}{2.51} + \frac{91}{4.93} \right) = 4.55 \text{ RSI}$$
 NOTE: R_{S1} VALUE NOT REQUIRED FOR FLOOR ASSEMBLIES WHERE THE T&S ARE SPACED AT 12" O.C.

TYPICAL FLOOR ASSEMBLY OVER UNHEATED SPACES

COMPONENT	MATERIAL	R _{S1}	R
INTERIOR AIR FILM	HEAT FLOW DOWN	0.16	0.91
FLOORING MATERIAL	VINYL	0.09	0.28
SHEATHING	3/4" PLYWOOD SHEATHING	0.16	0.91
JOIST (size & spacing)	11 7/8" T&S @ 16" O.C.	4.55	25.83
INSULATION	R-28 FIB BATT INSULATION	4.55	25.83
GYPSPUM (mm)	19.3mm	0.10	0.51
EXTERIOR AIR FILM		0.03	0.11
TOTAL EFFECTIVE R _{S1} / R VALUE OF ENTIRE ASSEMBLY		5.05	28.61
MINIMUM REQUIRED EFFECTIVE R _{S1} / R VALUE OF ENTIRE ASSEMBLY		4.51	25.6

FRAMING CALCULATION:

$$\text{FRAMING \%} = \left(\frac{9}{2.51} + \frac{91}{4.93} \right) = 4.55 \text{ RSI}$$
 NOTE: R_{S1} VALUE NOT REQUIRED FOR FLOOR ASSEMBLIES WHERE THE T&S ARE SPACED AT 12" O.C.

HEATED FLOOR SLABS ABOVE AND BELOW FROSTLINE

COMPONENT	MATERIAL	R _{S1}	R
INTERIOR AIR FILM	HEAT FLOW DOWN	0.16	0.91
CONCRETE FLOOR SLAB	4" CONC. SLAB w/IN-FLOOR RADIANT HEATING	0.06	0.32
INSULATION	2.5" RIGID POLYSTYRENE	2.42	13.74
VAPOUR BARRIER	6 mil POLY	-	-
TOTAL EFFECTIVE R _{S1} / R VALUE OF ENTIRE ASSEMBLY		3.12	17.72
MINIMUM REQUIRED EFFECTIVE R _{S1} / R VALUE OF ENTIRE ASSEMBLY		2.99	16.9

PRINCIPLE RESIDENCE TO HAVE AN HRV. LOWER FLOOR IN-SLAB RADIANT HEAT, MAIN FLOOR GAS FORCED AIR HEATING.

GENERAL NOTES

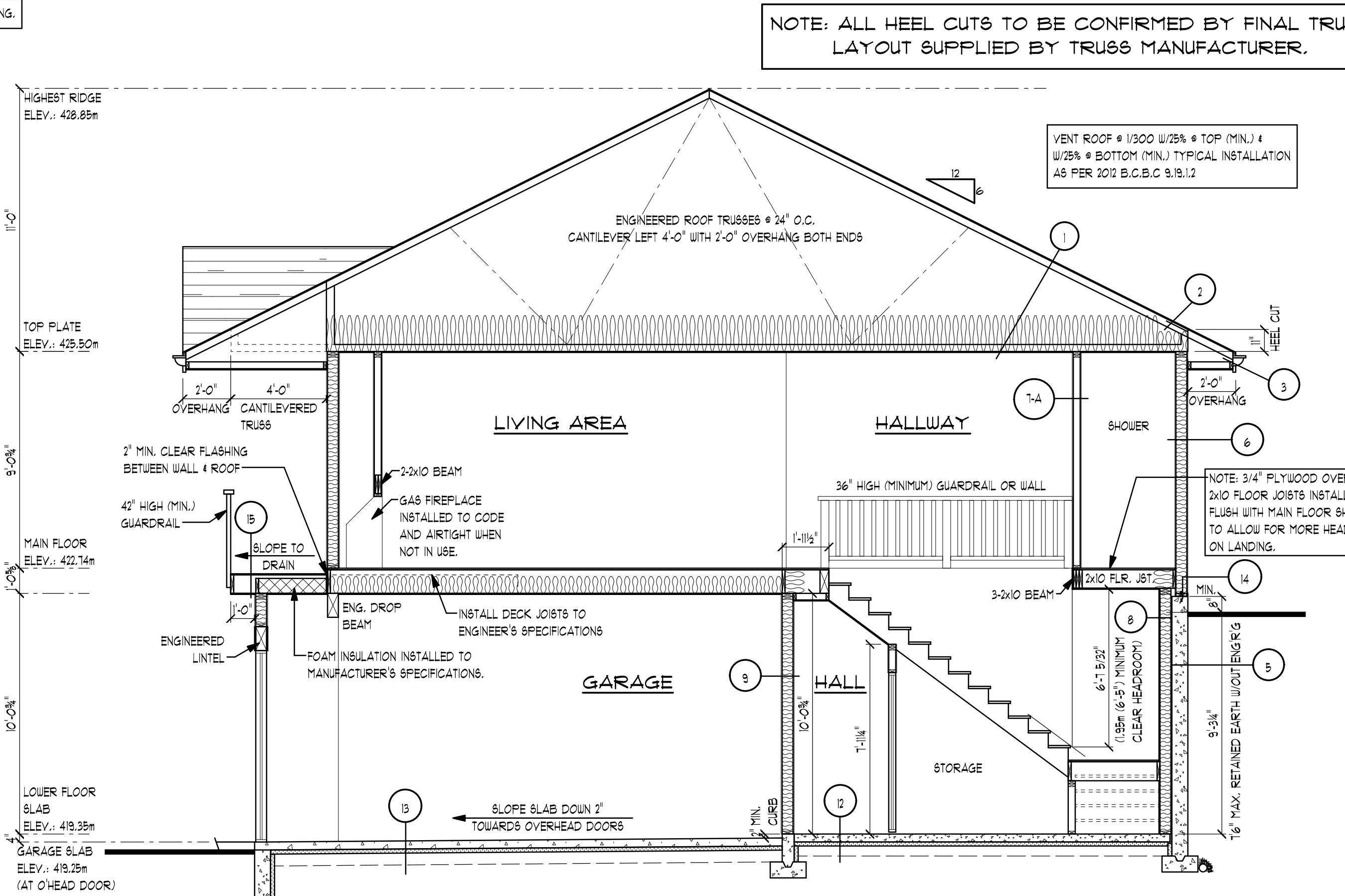
- ALL MATERIAL TO BE #2 D.FIR UNLESS NOTED OTHERWISE.
- ALL LINTELS TO BE 2x10 UNLESS NOTED OTHERWISE.
- PROVIDE SOLID BLOCKING @ 4'0" OC OR DOUBLE JOISTS UNDER NON-LOAD BEARING PARTITION WALLS.
- ■ INDICATES POINT LOAD ON BEAM OR GIRDER.
- ■ INDICATES POINT LOAD ON WALL. ALL POINT LOADS TO HAVE SOLID BEARING THROUGH TO FOUNDATION & TO BE VERIFIED BY QUALIFIED ENGINEER PRIOR TO CONSTRUCTION.
- ALL JOISTS, BEAMS & LINTEL SIZES TO BE VERIFIED BY A QUALIFIED ENGINEER PRIOR TO CONSTRUCTION.
- TRUSS MANUFACTURER TO VERIFY LAYOUT OF ALL TRUSSES, GIRDERS, JACKS & POINT LOADS. TRUSS MANUFACTURER'S DRAWINGS TO TAKE PRECEDENCE OVER THESE DWGS. HEEL CUTS TO BE ADDED AS NECESSARY FOR CLEARANCE OF WINDOW BELOW FASCIA LINE. TRUSS MANUFACTURER TO DESIGN TRUSSES FACTORING IN THE NEW SNOW LOADS AS PER 2012 B.C.B.C. (9.4.2)
- ALL HEEL CUTS TO BE CONFIRMED BY FINAL TRUSS LAYOUT SUPPLIED BY TRUSS MANUFACTURER.
- WHEN 1" JOISTS ARE TO BE USED, THE DESIGN MUST BE SEALED BY A QUALIFIED ENGINEER
- ALL CONCRETE FLOOR SLABS MIN. 20 MPa @ 28 DAYS
- GARAGE FLOOR SLABS & EXTERIOR STAIRS MIN. 32 MPa @ 28 DAYS AS PER 2012 B.C. BUILDING CODE (9.3.1.6)
- FOOTINGS TO SIT ON HARD PAN BELOW FROST LINE.
- CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS.
- BEDROOM WINDOW REQUIREMENTS AS PER 2012 B.C.B.C. (9.9.10)
- ALL DOORS, EXTERIOR WINDOWS, SKYLIGHTS AND DAYLIGHT TUBES MUST CONFORM TO THE AAMA/WDMA/CSA 1011.9.2/A440-08 NAFS - NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS AND SKYLIGHTS (NAFS), AS PER 2012 B.C.B.C. 9.1.4
- ● REF INDICATES A CONTINUOUSLY RUNNING PRINCIPAL EXHAUST FAN. ONE TO BE LOCATED IN THE PRIMARY RESIDENCE AND ANOTHER ONE IN THE AREA OF A FUTURE SECONDARY SUITE.
- THESE FANS TO HAVE A SOUND RATING NOT TO EXCEED 1.0 SONE. NOTE: THESE FANS TO HAVE A LABELED OVERRIDE OFF SWITCH FOR FAN MAINTENANCE PURPOSES. IT IS RECOMMENDED THAT THIS SWITCH BE LOCATED IN THE MECHANICAL ROOM 1.5m OFF OF THE FLOOR.
- O/H GARAGE DOORS ARE TO BE WEATHER STRIPPED AROUND THEIR ENTIRE PERIMETER WHEN THE GARAGE IS SUPPLIED WITH HEAT AND HAVE AN R_{S1} VALUE OF 1.1 FOR UNHEATED GARAGES ONLY WEATHERSTRIPPING IS REQUIRED.
- ATTIC ACCESS HATCH TO BE INSULATED WITH RIGID INSULATION TO A VALUE OF R-15.
- ALL DUCTING RUNNING THROUGH UNCONDITIONED SPACE TO BE INSULATED TO R-12.
- FIREPLACES SHALL BE EQUIPPED WITH DOORS, ENCLOSURES OR DEVICES TO RESTRICT AIR MOVEMENT THROUGH THE CHIMNEY WHEN THE FIREPLACE IS NOT IN USE AS PER 2012 BCBC 9.36.2.9
- PLUMBING VENTS MUST BE AIR SEALED WHERE THEY PENETRATE THE AIR BARRIER. AS PER 2012 B.C.B.C. 9.36.2.10.15) SEAL WITH COMPATIBLE SEALANTS OR SHEATHING TAPE. RUBBER GASKET OR PREFAB FLASHING UNIT.
- HEATING AND AIR CONDITIONING EQUIPMENT MUST BE LOCATED INSIDE THE CONDITIONED SPACE, UNLESS IT IS DESIGNED TO BE LOCATED OUTSIDE. AS PER 2012 BCBC 9.36.3
- PIPING FROM HEATING AND COOLING EQUIPMENT MUST BE LOCATED INSIDE THE PLANE OF INSULATION, WHERE PIPING IS INSTALLED OUTSIDE THE PLANE OF INSULATION, ADDITIONAL INSULATION IS REQUIRED TO ACHIEVE A THERMAL RESISTANCE EQUIVALENT TO EXTERIOR ABOVE GRADE WALL REQUIREMENTS. B.C.B.C. 9.36.2
- SERVICE WATER HEATING PIPING 9.36.4.4
- PIPE INSULATION IS REQUIRED FOR THE FIRST 2m OF THE STORAGE TANK INLET AND OUTLET. THE INSULATION MUST BE AT LEAST 12mm (0.5") THICK. IN CASES WHERE PIPING IS LOCATED OUTSIDE THE BUILDING ENCLOSURE OR WITHIN UNCONDITIONED SPACE, THE INSULATION MUST BE INTALLED TO A THERMAL RESISTANCE NOT LESS THAN THE EFFECTIVE RESISTANCE REQUIREMENTS OF THE EXTERIOR ABOVE GRADE WALL
- ALL NON-GASKET DEVICES INSTALLED IN INSULATED ASSEMBLIES ARE TO BE PROVIDED WITH BACKING TO ALLOW SEALING OF SHEET POLY TO POLY BOOTS.
- AIR BARRIERS MUST BE CONTINUOUS.
 - ACROSS CONSTRUCTION, CONTROL AND EXPANSION JOINTS.
 - ACROSS JUNCTIONS BETWEEN DIFFERENT BUILDING MATERIALS AND ASSEMBLIES AND
 - AROUND PENETRATIONS THROUGH ALL BUILDING ASSEMBLIES.
- AIR BARRIER MATERIALS MUST MEET CRITERIA IN BCBC 9.25.5 FOR AIR BARRIER MATERIALS.
- AIR SEALING MATERIALS MUST BE COMPATIBLE WITH ADJOINING MATERIALS.
- RIGID PANEL ASSEMBLIES MUST HAVE ALL JOINTS SEALED TO MAINTAIN CONTINUITY OR THE AIRTIGHTNESS.
- FLEXIBLE SHEET AIR BARRIER MATERIALS REQUIRE ALL JOINTS TO BE
 - LAPPED AT LEAST 50mm (2")
 - SEALED AND
 - STRUCTURALLY SUPPORTED
- SEALANTS MUST BE NON-HARDENING
- JUNCTIONS BETWEEN THE FLOOR AND RIM JOIST AND RIM JOIST TO FOUNDATION MUST BE SEALED.
- ALL CONSTRUCTION RELATING TO THE FUTURE SECONDARY SUITE TO BE DONE AS PER 2012 B.C.B.C. 9.31

OTHER SEPARATIONS

WINDOWS AND DOORS	U _{S1}	R
DOOR TO GARAGE	R _{S1} 1.1 (R 6.25)	
ACCESS HATCH	R _S 2.6 (U 0.46)	
FRONT DOORS	R _S 2.6 (U 0.46)	
SKYLIGHTS	U _{S1} 2.70 (U 0.48)	
SKYLIGHT SHAFTS	R _{S1} 3.08 (R 17.5)	
GLASS BLOCK	U _{S1} 2.9 (U 0.51)	

- S/A CARBON MONOXIDE ALARMS TO BE INSTALLED AS PER 2012 B.C.B.C. 9.32.1.2
- S/A CARBON MONOXIDE ALARMS TO BE INSTALLED AS PER 2012 B.C.B.C. 9.32.4.2
- REF ROUGH IN PRINCIPLE EXHAUST FAN FOR FUTURE SUITE. PRINCIPAL RESIDENCE WILL HAVE AN HRV SO A PRINCIPAL EXHAUST FAN NOT REQUIRED.

NOTE: THESE DRAWINGS ARE TO BE REVIEWED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER PRIOR TO SUBMISSION TO THE AUTHORITY HAVING JURISDICTION OVER THE PROPOSED BUILDING SITE.



CROSS SECTION

SECTION NOTES:

- 1. ROOF FRAMING - TYPICAL**
 DUROID SHINGLES w/FELT UNDERLAY
 1/2" TAG PLYWOOD SHEATHING
 ENG'D. ROOF TRUSSES @ 24" OC.
 1/2" GYPSPUM WALL BOARD - BOTH SIDES
 18" DEEP BLOWN IN FIBERGLAS INSULATION
 6 mil POLY
 1/2" CEILING BOARD
- 2. ROOF VENTILATION**
 INSULATION STOPS
 2" CLEARANCE OVER
 1300 SCREENED VENTING
- 3. FASCIA CONSTRUCTION**
 5" ALUMINUM GUTTER
 1/2" TRIM BOARD ON
 2x10 FASCIA-BOARD
 VENTED ALUM. SOFFIT
 24" ROOF OVERHANGS
- 4. GABLE ENDS - NOT SHOWN**
 1/2" TRIM BOARD ON
 2x10 FASCIA-BOARD
 24" ROOF OVERHANGS
- 5. FOUNDATION**
 DELTA DRAIN DIMPLEX WFR. BRD.
 2 COATS ASPHALT EMULSION BELOW GRADE
 8" CONCRETE FOUNDATION WALL ON
 18" x 8" CONTINUOUS CONCRETE FOOTING
 4" DRAIN TILE
 6" MIN. DRAIN ROCK COVER
- 6. EXTERIOR WALLS**
 BOARD AND BATTEN CEMENT BOARD SIDING
 RAINSCREEN ASSEMBLY
 CONTINUOUS HOUSE WRAP
 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
 2x6 STUDS @ 24" OC
 R-22 BATT INSULATION
 6 mil POLY
 1/2" GYPSPUM WALL BOARD
- 7. A. INTERIOR WALLS**
 2x4 STUDS @ 16" OC
 (UNLESS NOTED OTHERWISE)
 1/2" GYPSPUM WALL BOARD - BOTH SIDES
- 7. B. INTERIOR WALLS SEPARATING FUTURE SUITE FROM PRIMARY RESIDENCE (NOT SHOWN)**
 AS PER 2012 B.C.B.C. TABLE A-9.10.3.1.B
 WALL ASSEMBLY w/IC - NOT SHOWN
- 8. PERIMETER WALL FRAMING (BASEMENT)**
 1/2" G.W.B.
 6 mil POLY
 2x6 STUDS @ 24" OC
 W/R-20 INSULATION
 w/ 1/2" AIRSPACE
 TO EXTERIOR FDN. WALL
- 9. BEARING WALL SEPARATING GARAGE FROM RESIDENCE**
 2x6 STUDS @ 24" O.C. W/R-22 BATT INSULATION
 6" CONCRETE CURB
 18" x 8" CONCRETE STRIP FOOTING w/
 PAD FOOTINGS AS SPEC'D BY ENGR.
- 10. INT. BEARING WALLS - BASEMENT NOT SHOWN**
 2x6 STUDS @ 16" O.C.
 6" CONCRETE CURB
 18" x 8" CONCRETE STRIP FOOTING w/
 PAD FOOTINGS AS SPEC'D BY ENGR.
- 11. A. FLOOR FRAMING**
 FINISH FLOORING
 3/4" TAG FLYWD. SUBFLOOR - GLUED & NAILED
 ENGINEERED FLOOR JOISTS INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
 (ASSUMED DEPTH 11 7/8")
 NOTE: 2x10 FLOOR JOISTS USED UNDER SHOWER AND OVER LANDING FOR HEADROOM.
- 11. B. FLOOR FRAMING OVER FUTURE SECONDARY SUITE**
 AS PER 2012 B.C.B.C. TABLE A-9.10.3.1.B
 FINISH FLOORING
 3/4" TAG PLYWOOD SUBFLOOR - GLUED & NAILED
 ENGINEERED FLOOR JOISTS INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
 (ASSUMED DEPTH 11 7/8")
 W/R-28 BATT INSULATION
 RESILIENT METAL CHANNELS FOR SOUNDPROOFING
 5/8" G.W.B. TYPE "X" TO W/8 JOISTS
 (30 MINUTE FIRE RATING)
- 12. INTERIOR FLOOR SLAB**
 4" CONCRETE SLAB WITH
 IN-FLOOR RADIANT HEATING
 2.5" RIGID POLYSTYRENE INSULATION
 6 mil POLY
 6" MIN. COMPACT GRANULAR FILL
- 13. GARAGE FLOOR SLAB**
 4" CONC. SLAB w/IN-FLOOR RADIANT HEATING
 SLOPE SLAB DOWN TOWARDS O/D DOORS
 w/10 W/M REINFORCING
 2.5" RIGID POLYSTYRENE INSULATION
 6 mil POLY
 6" MIN. COMPACT GRANULAR FILL
- 14. PLATE TO FOUNDATION**
 2x6 TREATED SILL PLATE w/
 5/8" ANCHOR BOLTS LOCATED WITHIN 1'-0" OF THE END OF FOUNDATION WALL AT 1'-0" O.C. OR
 1/2" ANCHOR BOLTS LOCATED WITHIN 1'-0" OF THE END OF THE FOUNDATION WALL AT 5'-1" O.C.
 AS PER 2012 B.C.B.C. 9.23.6
 ON SILL GASKET
- 15. PORCHES, DECK AND WALKWAY**
 WATERPROOF MEMBRANE
 5/8" TAG PLYWOOD DECKING
 2" NOM. TAPER CUT SHIMS (MIN 1/8" FALL PER 1' RUN)
 2x10 DECK JOISTS @ 16" OC (UNLESS NOTED OTHERWISE)
 FOAM INSULATION IN JOIST CAVITY THAT IS OVER GARAGE
 INSTALLED TO MANUFACTURER'S SPECIFICATIONS
 CONTINUOUS VINYL BEADED SOFFIT TO UNDERSIDE OF VISIBLE JOISTS

NOTE: ALL HEEL CUTS TO BE CONFIRMED BY FINAL TRUSS LAYOUT SUPPLIED BY TRUSS MANUFACTURER.

NOTE RE: MANUFACTURED EXTERIOR DOORS, WINDOWS, SKYLIGHTS & DAYLIGHT TUBES.

ALL EXTERIOR DOORS, WINDOWS, SKYLIGHTS AND DAYLIGHT TUBES MUST CONFORM TO THE AAMA/WDMA/CSA 1011.9.2/A440-08 NAFS - NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION. - AS PER 2012 B.C.B.C. 9.1.4 SELECTED MANUFACTURER / SUPPLIER OF ALL EXTERIOR DOORS, WINDOWS, SKYLIGHTS AND DAYLIGHT TUBES TO SUPPLY DOCUMENTATION FOR EACH OF THE ABOVE ITEMS TO BE INSTALLED IN THE PROPOSED DWELLING. DOCUMENTATION FOR EACH ITEM TO INCLUDE WINDOW AND DOOR PERFORMANCE GRADE, PERFORMANCE CLASSIFICATION, AND IF THE PROPOSED DWELLING IS BEING CONSTRUCTED IN OPEN OR ROUGH TERRAIN.

ALL SERIES OF VINYL WINDOWS MEET OR IN MOST STANDARD CONFIGURATIONS EXCEED THESE LISTINGS:

CLASS LD- PG 30 (1440)
 POSITIVE DESIGN PRESSURE (DP) 1440
 NEGATIVE DESIGN PRESSURE (DP) 1440
 WATER PENETRATION RESISTANCE 330
 AIR INFILTRATION A3

R_{S1} VALUES:
 WINDOWS AND DOORS: U_{S1} 1.8 (U 0.32)
 DOOR TO GARAGE: R_{S1} 1.1 (R 6.25)
 ACCESS HATCH: R_S 2.6 (U 0.46)
 FRONT DOORS: U_{S1} 2.6 (U 0.46)
 SKYLIGHTS: U_{S1} 2.90 (U 0.51)
 SKYLIGHT SHAFTS: R_{S1} 3.08 (R 17.5)
 GLASS BLOCK: U_{S1} 2.9 (U 0.51)

THESE DRAWINGS COMPLY TO THE 2012 B.C. BUILDING CODE INC. THE JAN. 2018 REVISIONS.

OCTOBER 9/2019: REVISED ROOF STYLE, EXTENDED COVERED DECK AT REAR, ADJUSTED LIVING ROOM WINDOWS, MOVED GAS FIREPLACE. BUILDER TO REVIEW ALL REVISIONS AND TO ADVISE OF ANY CORRECTIONS OR ADDITIONAL CHANGES THAT ARE REQUIRED.

DISCLAIMER: THE BUILDING CONTRACTOR AND / OR OWNER MUST CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE STRUCTURAL NOTES, FLOOR PLANS, SITE PLAN, SECTION AND ALL OTHER DRAWINGS AND DETAILS AND ASSUME RESPONSIBILITY FOR ALL BY USING THESE PLANS THE BUILDING CONTRACTOR AND / OR OWNER ACCEPTS THAT RESPONSIBILITY.

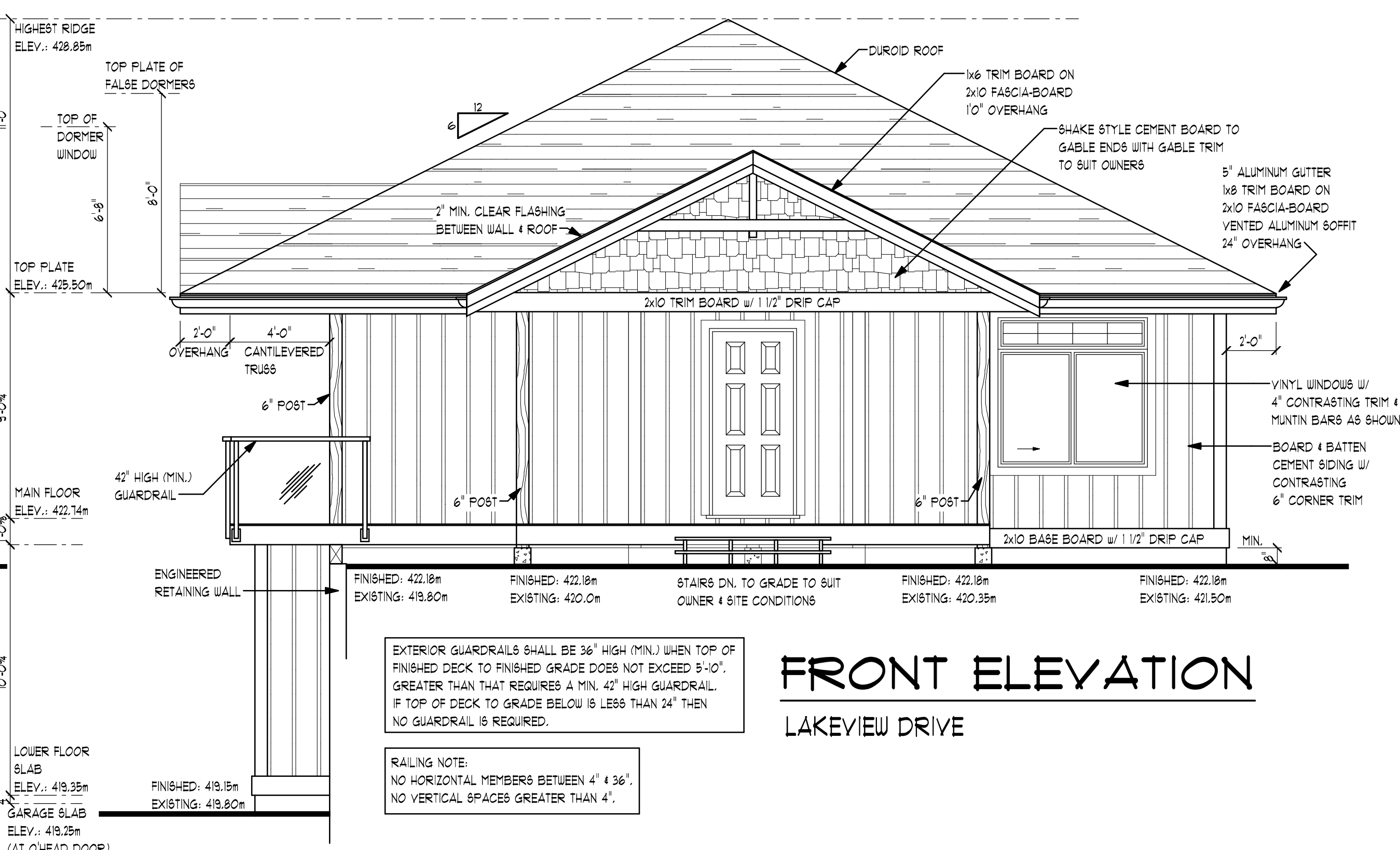
PROJECT: **PROPOSED RESIDENCE FOR: MARCHESSAULT**
 LOT 66, LAKEVIEW DRIVE, SORRENTO, B.C.

DATE: **October 09, 2019** SCALE: **1/4" = 1'-0"** DRAWING NUMBER: **SHEET 4**

DRAWN BY: **HAWK RIDGE HOME DESIGN**
 PH: 604-828-5303 EMAIL: mhcal@shaw.ca



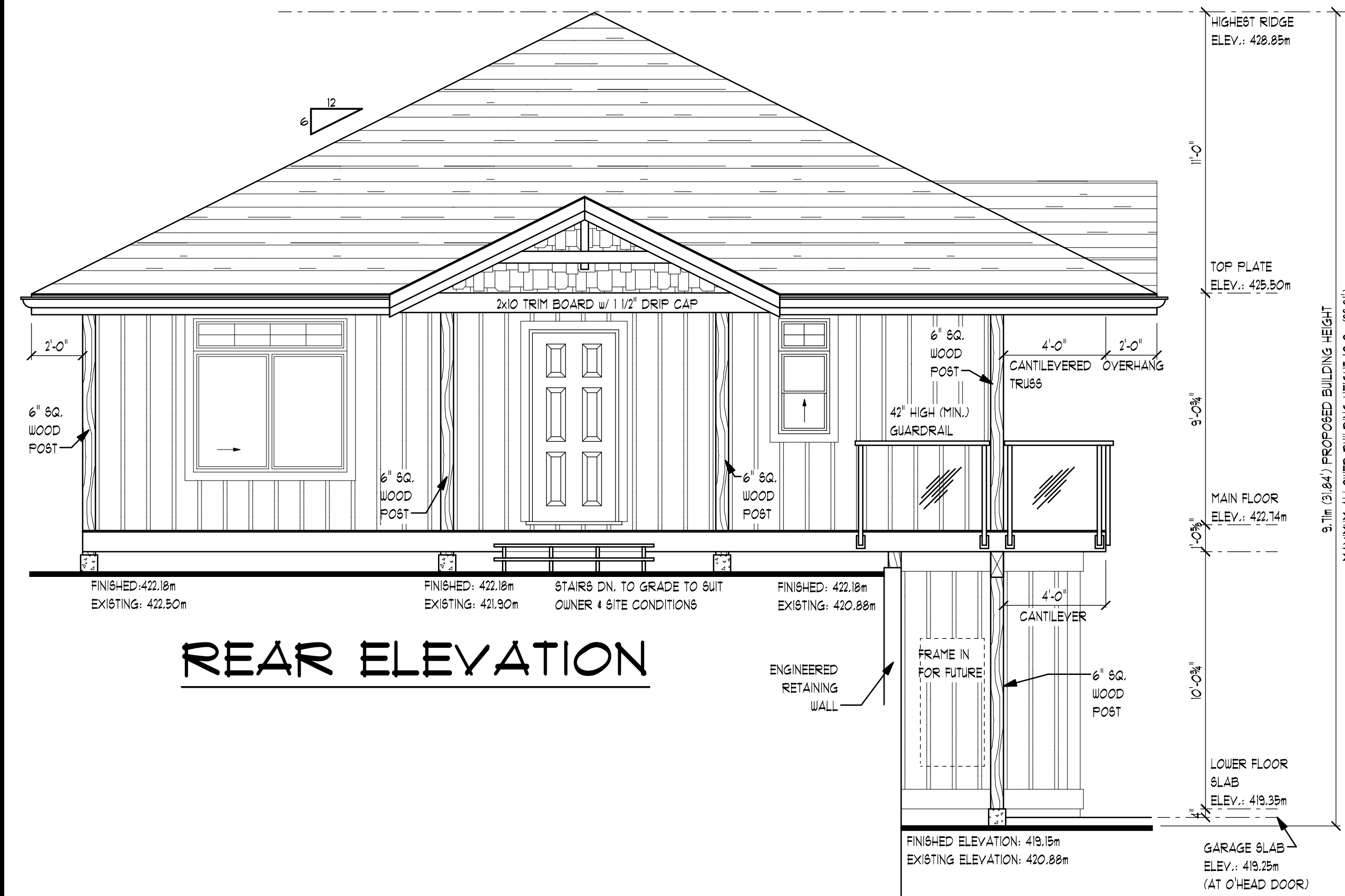
LEFT ELEVATION
FLANKING STREET



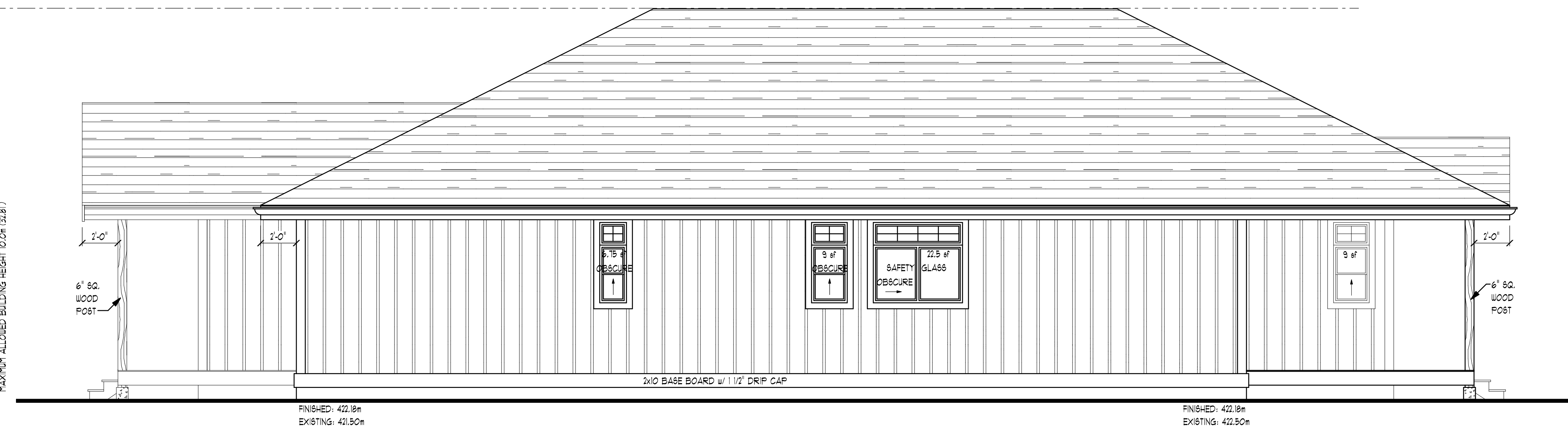
FRONT ELEVATION
LAKEVIEW DRIVE

EXTERIOR GUARDRAILS SHALL BE 36" HIGH (MIN.) WHEN TOP OF FINISHED DECK TO FINISHED GRADE DOES NOT EXCEED 5'-10". GREATER THAN THAT REQUIRES A MIN. 42" HIGH GUARDRAIL. IF TOP OF DECK TO GRADE BELOW IS LESS THAN 24" THEN NO GUARDRAIL IS REQUIRED.

RAILING NOTE
NO HORIZONTAL MEMBERS BETWEEN 4" & 36".
NO VERTICAL SPACES GREATER THAN 4".



REAR ELEVATION



RIGHT ELEVATION

U.P.O. CALCULATIONS
AREA OF EXPOSING BUILDING FACE: 61.91 m² (131 sf)
LIMITING DISTANCE: 3.0m
U.P.O. ALLOWABLE: 16% 10.81 m² (116.36 sf)
U.P.O. PROPOSED: 6.5% 4.39 m² (47.25 sf)

THESE DRAWINGS COMPLY TO THE
2012 B.C. BUILDING CODE INC. THE
JAN. 2018 REVISIONS.

OCTOBER 9/2018: REVISED ROOF STYLE. EXTENDED COVERED DECK AT REAR. ADJUSTED LIVING ROOM WINDOWS. MOVED GAS FIREPLACE. BUILDER TO REVIEW ALL REVISIONS AND TO ADVISE OF ANY CORRECTIONS OR ADDITIONAL CHANGES THAT ARE REQUIRED.

DISCLAIMER:
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DO NOT SCALE DRAWINGS.

PROJECT: PROPOSED RESIDENCE FOR: MARCHESSAULT LOT 66, LAKEVIEW DRIVE, SORRENTO, B.C.		DRAWING NUMBER: SHEET 5
DATE: October 09, 2018	SCALE: 1/4" = 1'-0"	
DRAWN BY: HAWK RIDGE HOME DESIGN PH: 604-828-5303 EMAIL: mhcal@shaw.ca		
ELEVATIONS, REVISED SEPT. 13/18 & OCT. 9/19		