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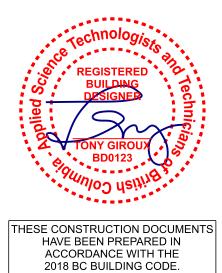
GORENSTEIN/JOHNSON RESIDENCE





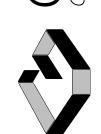


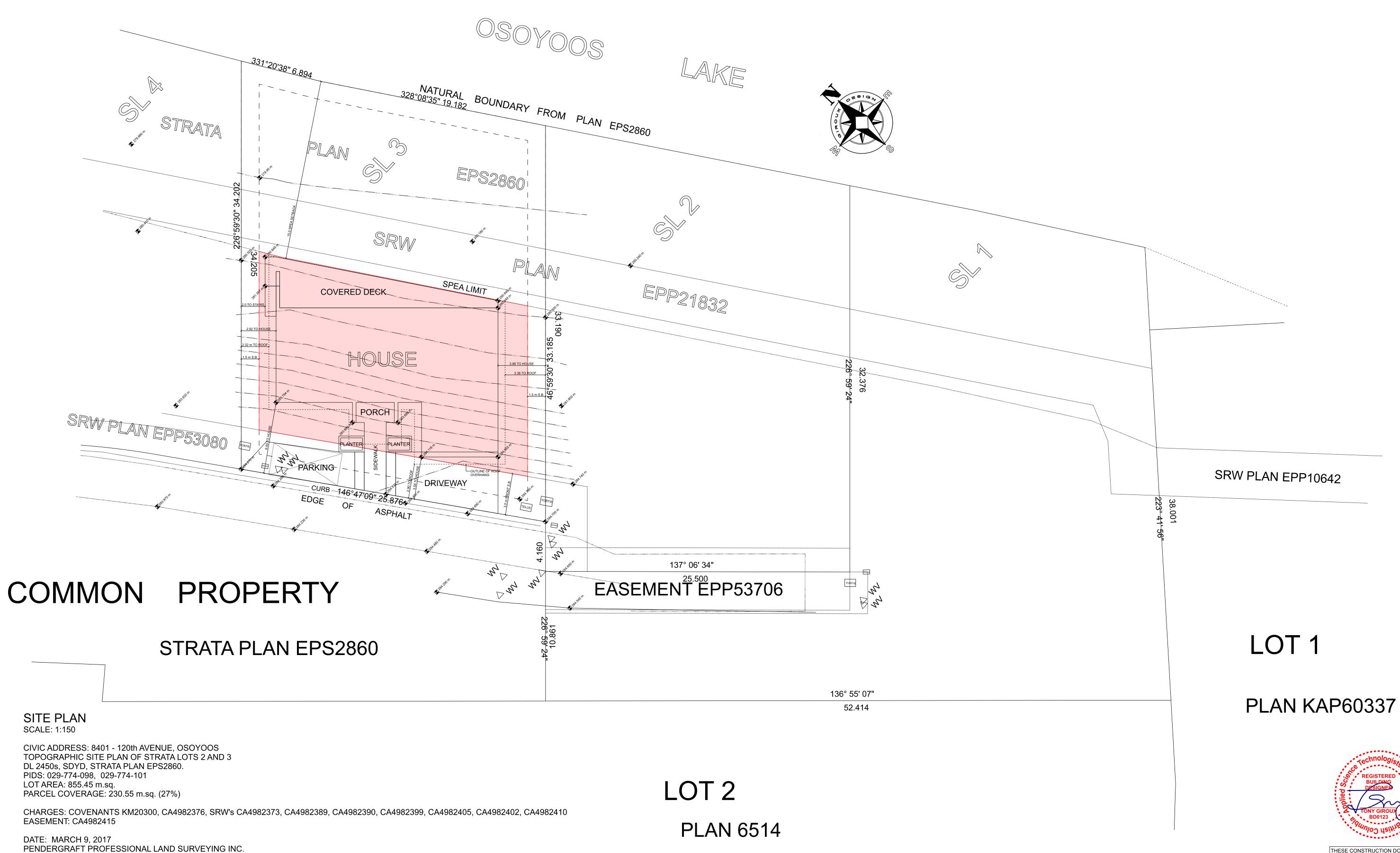
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FILE NO. 1001102 TP7.DWG

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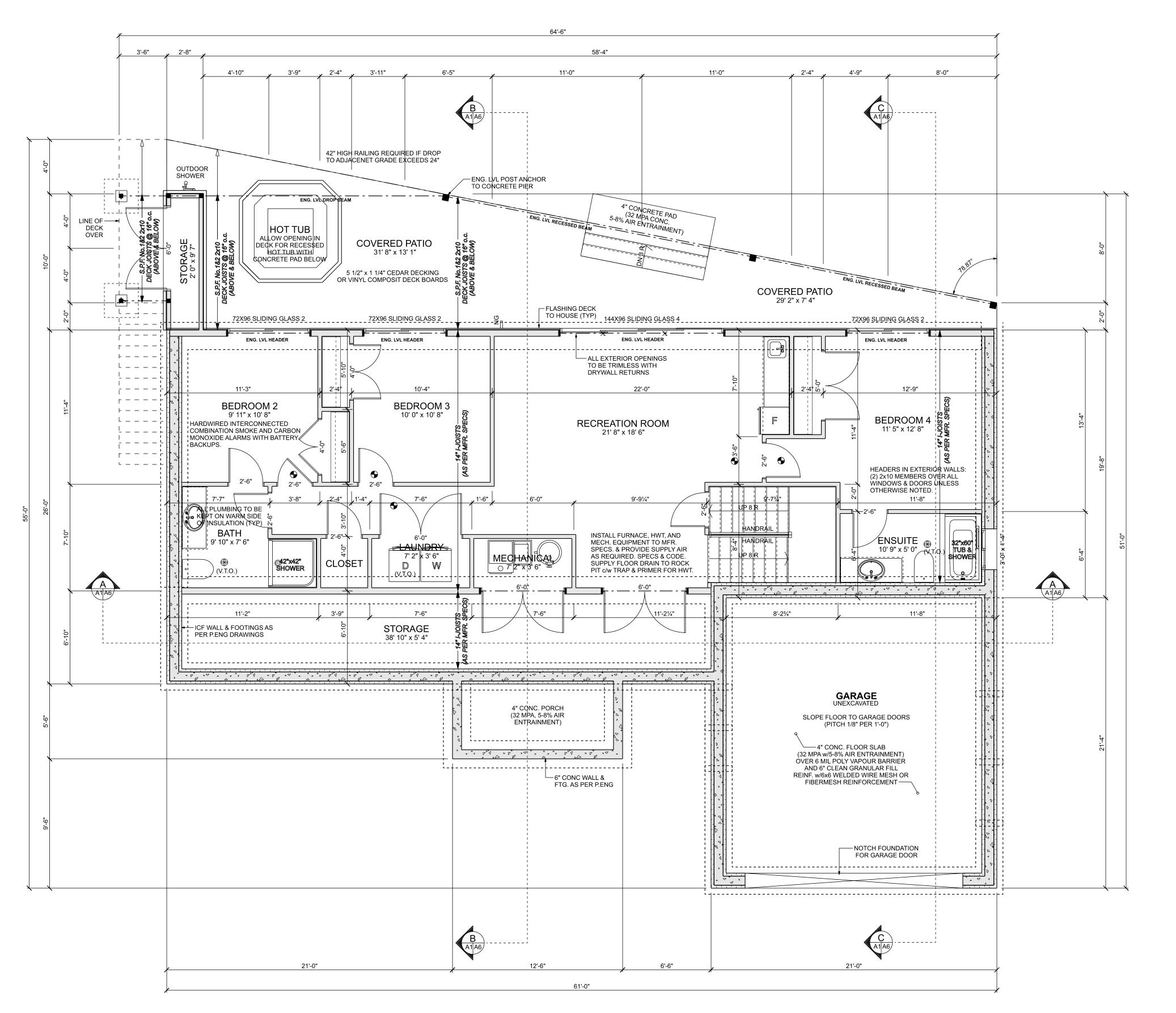
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WP-5659 SHEET NO. **A**1

GROU

SIGN Since 1950



BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0" BASEMENT LIVING AREA: 1429.4 sq ft. COVERED PATIO AREA (INCLUDING PATIO STORAGE): 486.8 sq ft. CRAWLSPACE AREA: 0.0 sq ft.



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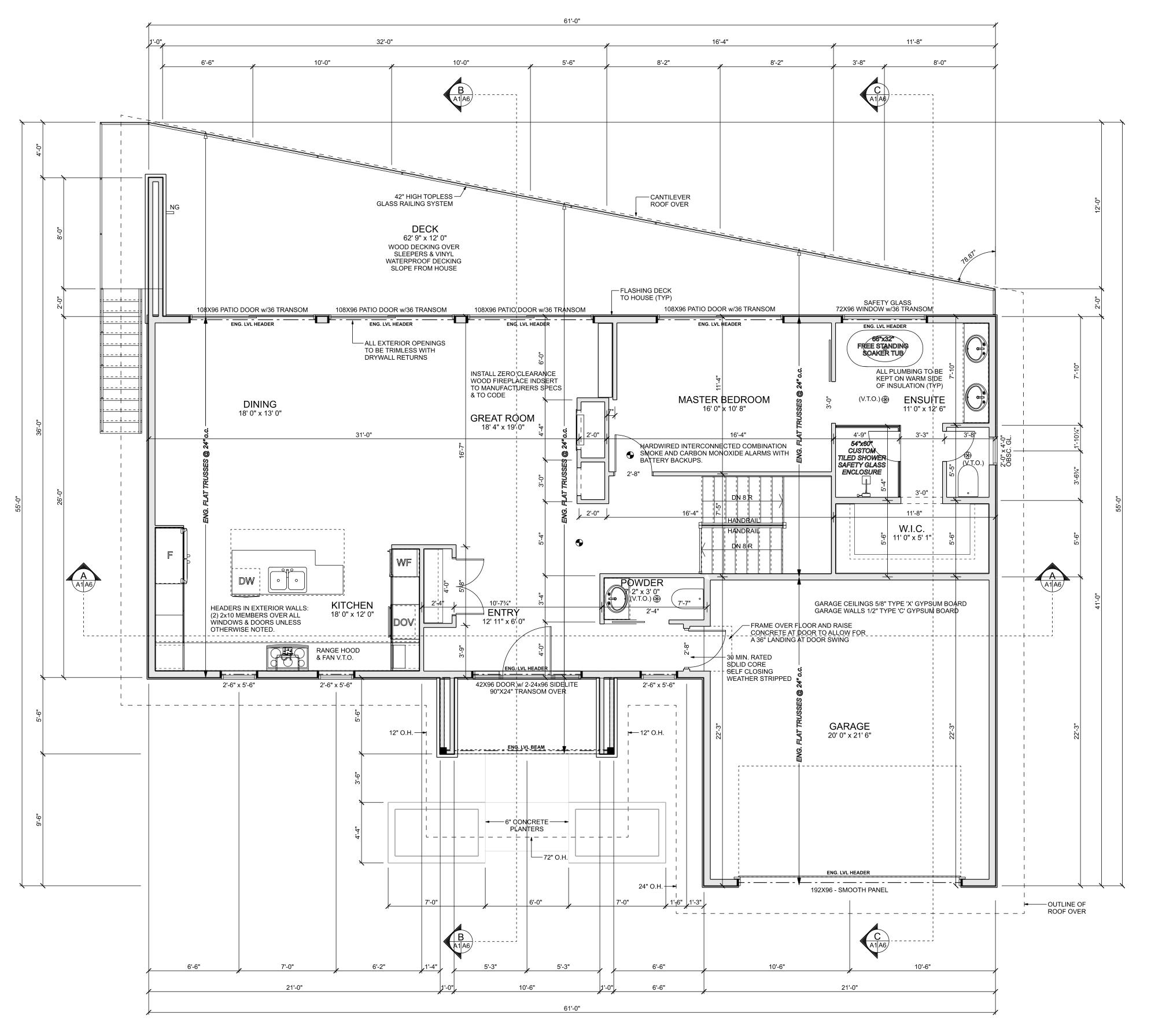
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PLAN NO. WP-5659 SHEET NO.

A2

Basement Floor Plan



MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"

MAIN FLOOR LIVING AREA: 0.0 sq ft.

GARAGE AREA: 0.0 sq ft.

DECK AREA: 0.0 sq ft.



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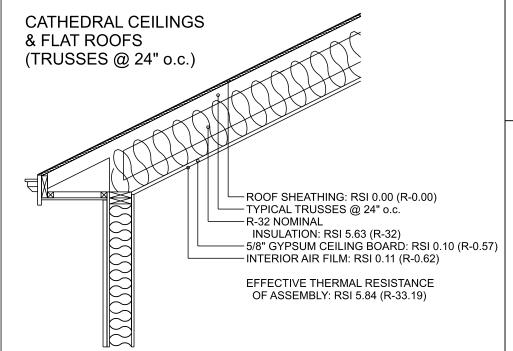
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PLAN NO. WP-5659

SHEET NO. **A3**

EFFECTIVE THERMAL RESISTANCE OF **ASSEMBLIES** ZONE 5 (3000 to 3999 HEATING DEGREE DAYS) R-VALUE WITH A HEAT RECOVERY UNIT CEILING BELOW ATTICS 39.24 26.52 16.87 15.96 26.52 CATHEDRAL CEILINGS AND FLAT ROOFS WALLS BETWEEN GARAGE & HOUSE FLOORS OVER UNHEATED SPACES FOUNDATION WALLS 16.92 UNHEATED FLOORS BELOW FROST LINE UNINSULATED UNINSULATED UNHEATED FLOORS ABOVE FROST LINE **HEATED FLOORS** SLABS-ON-GRADE WITH AN INTEGRAL FOOTING 11.13 FENESTRATION MAXIMUM U-VALUE U-VALUE WINDOWS AND DOORS 0.56 MIN. ENERGY RATING SKYLIGHT 0.34 HEAT RECOVERY VENTILATION SYSTEM (HRV) SHALL CONFORM TO THE REQUIREMENTS IN BCBC 9.36.3.9. CATHEDRAL CEILINGS & FLAT ROOFS (TRUSSES @ 24" o.c.)

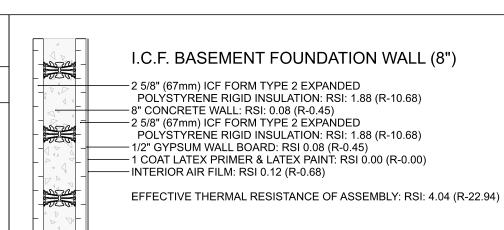


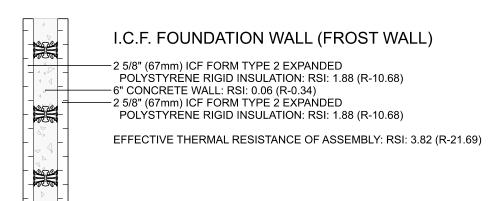
EXTERIOR WALL (STUCCO)
EXTERIOR WALL (STUCCO) EXTERIOR AIR FILM: RSI 0.03 (R-0.17) WIRE & STUCCO: RSI 0.02 (R-0.13) CONSTRUCTION WRAP: RSI 0.00 (R-0.00) WALL SHEATHING 7/16" OSB: RSI 0.11 (R-0.62) 2x6 STUDS @ 16" o.c. FILLED WITH R-24 NOMINAL INSULATION BATTS: RSI 2.66 (R-15.10) POLY VAPOR BARRIER: RSI 0.00 (R-0.00) 1/2" GYPSUM WALL BOARD: RSI 0.08 (R-0.45) 1 COAT LATEX PRIMER & LATEX PAINT: RSI 0.00 (R-0.00) INTERIOR AIR FILM: RSI 0.12 (R-0.68) EFFECTIVE THERMAL RESISTANCE OF ASSEMBLY: RSI 3.02 (R-17.15)

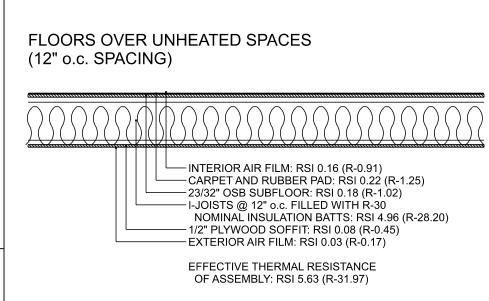
EXTERIOR WALL (CULTURED STONE) EXTERIOR AIR FILM: RSI 0.03 (R-0.17) CULTURED STONE & MORTAR: RSI 0.02 (R-0.13) CONSTRUCTION WRAP: RSI 0.00 (R-0.00) WALL SHEATHING 7/16" OSB: RSI 0.11 (R-0.62) 2x6 STUDS @ 16" o.c. FILLED WITH R-24 NOMINAL INSULATION BATTS: RSI 2.66 (R-15.10) POLY VAPOR BARRIER: RSI 0.00 (R-0.00) 1/2" GYPSUM WALL BOARD: RSI 0.08 (R-0.45) 1 COAT LATEX PRIMER & LATEX PAINT: RSI 0.00 (R-0.00) INTERIOR AIR FILM: RSI 0.12 (R-0.68) EFFECTIVE THERMAL RESISTANCE OF ASSEMBLY: RSI 3.02 (R-17.15)

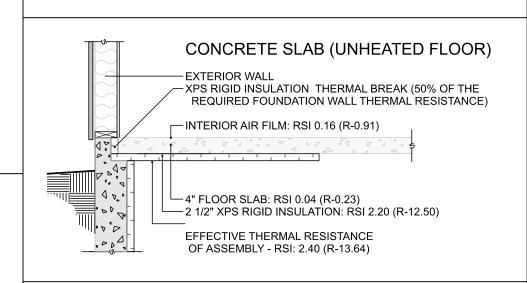
EVTEDIOD MALL (METAL CIDINO)
EXTERIOR WALL (METAL SIDING)
— EXTERIOR AIR FILM: RSI 0.03 (R-0.17)
— CONSTRUCTION WRAP: RSI 0.00 (R-0.00)
— WALL SHEATHING 7/16" OSB: RSI 0.11 (R-0.62)
— 2x6 STUDS @ 16" o.c. FILLED WITH R-24
NOMINAL INSULATION BATTS: RSI 2.66 (R-15.10)
— POLY VAPOR BARRIER: RSI 0.00 (R-0.00)
— 1/2" GYPSUM WALL BOARD: RSI 0.08 (R-0.45)
— 1 COAT LATEX PRIMER & LATEX PAINT: RSI 0.00 (R-0.00)
- INTERIOR AIR FILM: RSI 0.12 (R-0.68)
INTENIORAIN FILIVI. NOI U. 12 (N-0.00)
EFFECTIVE THERMAL DECICTANCE OF ACCEMBLY, DOLO 44 (D. 47 CC)
EFFECTIVE THERMAL RESISTANCE OF ASSEMBLY: RSI 3.11 (R-17.66)

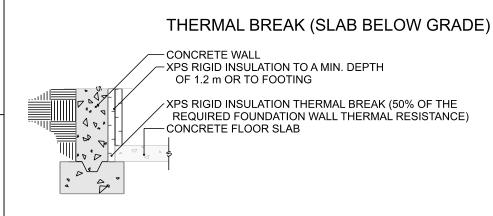
EXTERIOR WALL (GARAGE TO HOUSE) EXTERIOR AIR FILM: RSI 0.03 (R-0.17) 1 COAT LATEX PRIMER & LATEX PAINT: RSI 0.00 (R-0.00) 1/2" TYPE C GYPSUM WALL BOARD: RSI 0.08 (R-0.45) 2x6 STUDS @ 16" o.c. FILLED WITH R-22 NOMINAL INSULATION BATTS: RSI 2.55 (R-14.48) POLY VAPOR BARRIER: RSI 0.00 (R-0.00) 1/2" GYPSUM WALL BOARD: RSI 0.08 (R-0.45) 1 COAT LATEX PRIMER & LATEX PAINT: RSI 0.00 (R-0.00) INTERIOR AIR FILM: RSI 0.12 (R-0.68) EFFECTIVE THERMAL RESISTANCE OF ASSEMBLY: RSI 2.86 (R-16.24)
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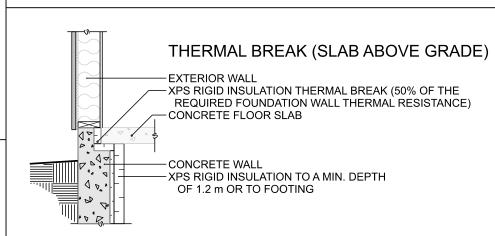




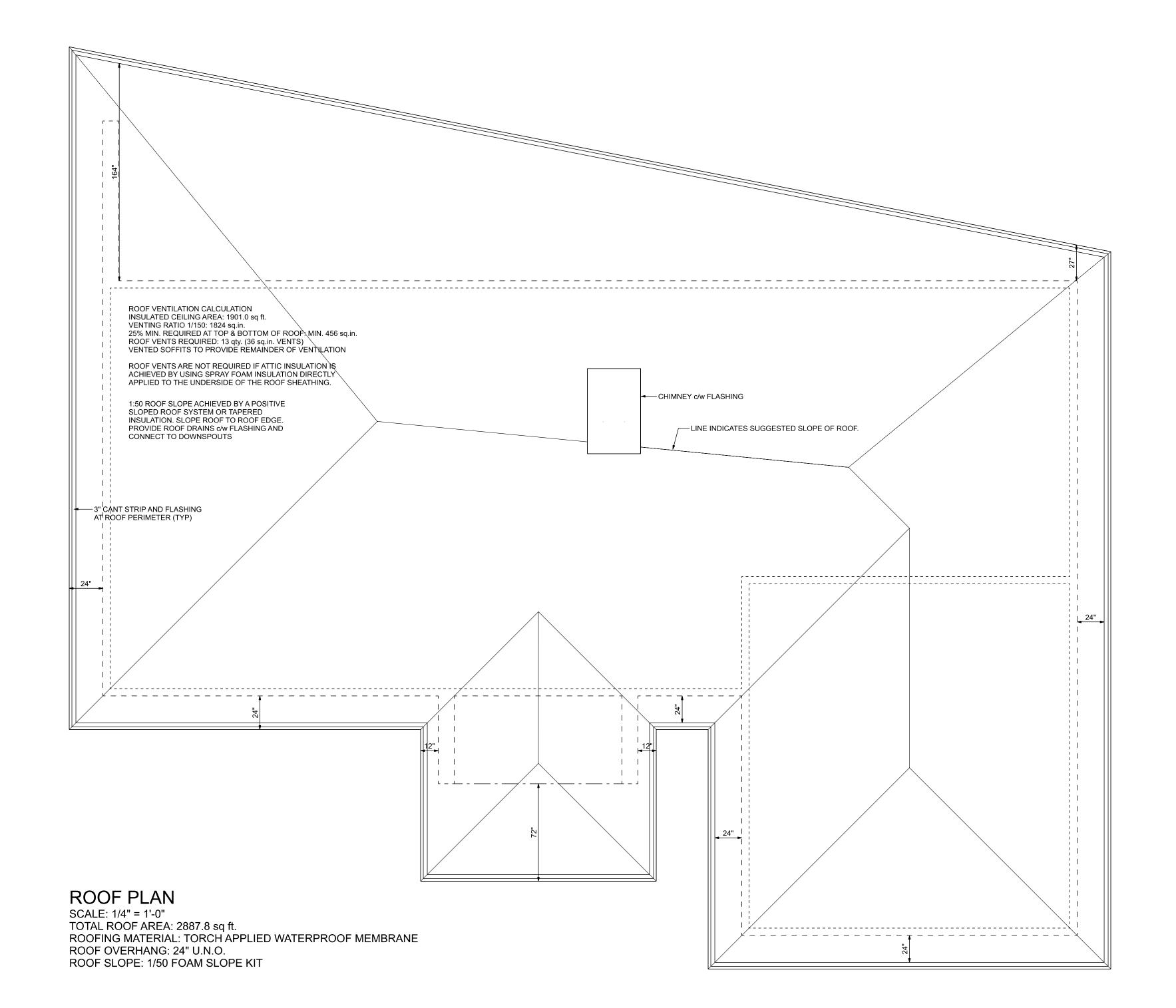








CONSTRUCTION TO COMPLY WITH SUBSECTION 9.25.3 AND ARTICLES 9.36.2.9. AND 9.36.2.10. OF THE B.C. BUILDING CODE.







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PLAN NO.
WP-5659
SLAB
SHEET NO.

GENERAL CONSTRUCTION NOTES

DRAWING DIMENSIONS GOVERN OVER SCALE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ORDERING ANY MATERIALS OR BEGINNING CONSTRUCTION. EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR, INTERIOR WALLS DIMENSIONED TO THE CENTER OF THE WALL, AND OPENINGS DIMENSIONED TO THE CENTER OF THE OPENING.

CONCRETE COMPRESSIVE STRENGTH:
UNLESS OTHERWISE NOTED THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN:

FOUNDATION WALLS & GRADE BEAMS. 20 MPa (3000 psi) FOR STANDARD SLABS OTHER THAN THOSE IN GARAGE & 32 MPa (4600 psi) FOR GARAGE SLABS, CARPORT SLABS & EXTERIOR

20 MPa (3000 psi) FOR CONCRETE WALLS, COLUMNS, PIERS, FOOTINGS,

STRIP FOOTINGS:
STRIP FOOTINGS ON ORIGINAL UNDISTURBED SUB-SOIL AND BELOW LOCAL FROST-LINE. STEP FOOTINGS WHERE APPLICABLE WITH A MAXIMUM VERTICAL RISE OF 24" (600 mm) AND MINIMUM HORIZONTAL RUN OF 24"

STEPS (5-8% AIR ENTRAINMENT).

I.C.F. FORMS TO BE USED IN ACCORDNACE WITH MAUFACTURERS SPECIFICATIONS. CONSULT WITH MANUFACTURER & BUILIDING CODE FOR HORIZONTAL & VERTICAL REINFORCEMENT REQUIREMENTS.

FASTEN THE SILL PLATE TO THE FOUNDATION WITH ANCHOR BOLTS A MINIMUM OF 1/2" (12.7 mm) IN DIAMETER PENETRATING A MINUMUM OF 4"

(100 mm) INTO THE FOUNDATION, ANCHOR BOLTS TO BE SPACED A MAXIMUM OF 8'-0" (2.4 m) APART AND AT LEAST TWO PER PLATE.

EXTERIOR COLUMNS AND POSTS SHALL BE ANCHORED TO RESIST UPLIFT AND LATERAL MOVEMENT.

BACKFILL WITHIN 24" (600 mm) OF THE FOUNDATION SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS LARGER THAN 10" (250 mm) DIAMETER. COMPACT BACKFILL IN 12" (300 mm) LAYERS TO 98% PROCTOR

ANCHORAGE OF COLUMNS & POSTS:

ALL GRADES TO SLOPE AWAY FROM FOUNDATION SO THAT WATER WILL NOT ACCUMILATE AT OR NEAR THE BUILDING. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE LOCATION OF A WATER SUPPLY OR SCEPTIC TANK DISPOSAL BED. WHERE DOWNSPOUTS ARE PROVIDED AND ARE NOT CONNECTED TO A SEWER, EXTENSIONS SHALL BE POVIDED TO CARRY RAINWATER AWAY FROM THE BUILDING IN A MANNER WHICH WILL PREVENT SOIL EROSION. WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION. FOUNDATION DRAINS (DRAINAGE PIPE OR WEEPING TILE) SHALL DRAIN TO A SEWER. DRAINAGE DITCH OR DRY WELL DRY WELLS SHALL NOT BE LESS THAN 16'-6" (5.0 m) FROM THE BUILDING FOUNDATION AND LOCATED SO THAT DRAINAGE IS AWAY FOM THE

4" (20 MPA) CONC. FLOOR SLAB OVER 6 MIL POLY VAPOUR BARRIER AND

BE INSTALLED PRIOR TO POURING CONCRETE AS REQU'D BY CONTRACTORS.

6" CLEAN GRANULAR FILL. PLUMBING. ELECTRICAL AND HVAC DUCTS TO

PROVIDE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM TO ALLOW FOR THE MITIGATION OF RADON GAS SHOULD IT BE DETECTED.

SOIL GAS MITIGATION:

IN LOCALITIES WHERE TERMITES ARE KNOWN TO OCCUR THE CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND

SHALL BE TREATED WITH A CHEMICAL THAT IS TOXIC TO TERMITES.

LEVEL DIRECTLY BELOW THEM SHALL NOT BE LESS THAN 18" (400 mm) OR

<u>DECAY PROTECTION:</u> STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE TREATED WITH A PRESERVATIVE TO RESIST DECAY, WHERE THE VERTICAL CLEARANCE FROM THE FINISHED GROUND IS LESS THAN 6" (150 mm), OR THE WOOD ELEMENTS ARE NOT PROTECTED FROM EXPOSURE TO PRECIPITATION, OR THE CONFIGURATION IS CONDUCIVE TO MOISTURE ACCUMILATION AND THE

EXTERIOR WALLS ARE 2x6 STUDS AT 16" (490 mm) o.c. WITH 7/16" (11.1 mm) OSB SHEATHING AND INTERIOR WALLS ARE 2x4 STUDS AT 16" (400 mm) o.c. UNLESS OTHERWISE NOTED. INTERIOR BEARING WALLS ARE 2x6 STUDS AT 16" (400 mm) o.c. WITH 2x6 BLOCKING AT MIDSPAN OR 1/2" (12.7 mm) GYPSUM BOARD ON EACH SIDE. EACH WALL ASSEMBLY SHALL BE FRAMED WITH ONE BOTTOM PLATE AND TWO TOP PLATES. JOINTS IN THE TOP PLATES OF LOAD BEARING WALLS SHALL BE STAGGERED NOT LESS THAN THE WIDTH OF ONE STUD SPACING. FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS. THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY. ANY/ALL FRAMING MEMBERS THAT INTERFERE WITH THE ROUTING OF MECHANICAL OR PLUMBING SYSTEMS WILL BE RELOCATED BY THE FRAMER OR BY OTHERS AT THE FRAMER'S EXPENSE. ALL ANGLED WALLS FRAMED AT A 45° ANGLE UNLESS

MOISTURE INDEX IS GREATER THAN 1.00.

FRAMING LUMBER SHALL BE WELL SEASONED AND THE MOISTURE CONTENT OF THE LUMBER SHALL NOT BE MORE THAN 19% AT THE TIME OF INSTALLATION. ALL LUMBER SHALL BE IDENTIFIED BY A GRADE STAMP TO INDICATE ITS GRADE IS OF THE FOLLOWING GRADES OR BETTER UNLESS OTHERWISE NOTED: STUDS S.P.F. No. 1&2

JOISTS S.P.F. No. 1&2 BUILT-UP BEAMS S.P.F. No. 1&2

OTHERWISE NOTED.

PENINGS IN NON-LOADBEARING WALLS SHALL BE FRAMED WITH NOT LESS THAN 2" (38mm) MATERIAL THE SAME WIDTH AS THE STUDS, SECURELY NAILED TO THE ADJACENT STUDS. OPENINGS IN LOADBEARING WALLS GREATER THAN THE REQUIRED STUD SPACING SHALL BE FRAMED WITH (2) 2x8 MEMBERS UNLESS OTHERWISE NOTED. HEADER MEMBERS ARE PERMITTED TO BE SEPERATED BY FILLER PIECES. ALL HEADERS ON WHICH STRUCTURAL POINT LOADS BEAR SHALL BE ENGINEERED LAMINATED WOOD OR STEEL MEMBERS.

<u>POSTS & COLUMNS:</u> S.P.F. No. 1&2 STUDS SUPPORTING BEAMS SHALL HAVE THE SAME NUMBER AS THE BUILT-UP BEAMS AND SHALL NOT BE LESS THAN THE WIDTH OR DIAMETER OF THE SUPPORTED MEMBER. WOOD COLUMNS SHOULD BE EITHER SOLID, GLUE-LAMINATED OR BUILT-UP, CONSISTING OF NOT LESS THAN 1 1/2" (38 mm) THICK FULL LENGTH MEMBERS. DAMPROOF AND ANCHOR ALL POSTS AND COLUMNS TO FOUNDATION WHERE IN CONTACT.

FLOOR SYSTEM:

EXCEPT WHERE SUPPORTED ON RIBBON BOARDS, FLOOR JOISTS SHALL

EXCEPT WHERE SUPPORTED ON RIBBON BOARDS, FLOOR JOISTS SHALL HAVE NOT LESS THAN 1 1/2" (38 mm) LENGTH OF END BEARING. SHEET FLOOR WITH 23/32" (18.3 mm) TONGUE & GROOVE OSB DECKING GLUED & SCREWED OR NAILED TO FLOOR JOISTS. INSTALL PLYWOOD SUB-FLOOR WITH SURFACE GRAIN AT RIGHT ANGLES TO THE JOISTS & WITH STAGGERED JOINTS PARALLEL TO FLOOR JOISTS. PANELS TO BE FASTENED WITH 1 3/4" (45 mm) RING THREAD NAILS OR SCREWS AT 6" (150 mm) o.c. ALONG PANEL EDGES AND AT 12" (300 mm) o.c. ALONG INTÉRMEDIATE SUPPORTS. JOISTS TO BE DOUBLED UNDER PARTITIONS WHEN PARTITIONS ARE RUNNING PARALLEL TO JOISTS. SUBMIT SHOP

SUPPORT OF WALLS:
NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS. BLOCKING SHALL BE NOT LESS THAN 2x4 LUMBER SPACED NOT MORE THAN 4'-0" (1.2 m) APART.

DRAWINGS FOR ENGINEERED FLOOR SYSTEM PRIOR TO CONSTRUCTION.

BRIDGING TO BE A MINIMUM 1x3 (19x64 mm) OR 2x2 (38x38 mm) CROSS BRIDGING LOCATED NOT MORE THAN 6'-6" (2.1 m) FROM EACH SUPPORT OR OTHER ROWS OF BRIDGING, AND RUNNING CONTINUOUSLY TO SILL OR STRAPPING TO BE A MINUMUM 1x3 (19x64 mm) NAILED TO THE BOTTOM OF THE JOIST, LOCATED NOT MORE THAN 6'-6" (2.1 m) FROM EACH SUPPORT OR OTHER ROWS OF STRAPPING, FASTENED AT THE ENDS TO SILL OR HEADER.

FIRE BLOCKING:
INSTALL APPROVED FIRE BLOCKING AS REQUIRED IN B.C.B.C. 9.10.6. FOR VERTICAL AND HORIZOTNAL CONCEALED SPACES TO PREVENT THE SPREAD OF FIRE.

COMPOSITE OR WOOD DECKING AS PER FLOOR PLANS. COVER SOLID SURFACE DECKS WITH WATERPROOF DECKING, ELASH DECKS TO HOUSE SLOPE DECKS FROM HOUSE TO PREVENT FLOODING AND POOLING. MAKE PROVISION FOR A DROP TO DECK SURFACE AS REQUIRED BY LOCAL BUILDING CODE TO ALLOW FOR ADEQUATE FLASHING UNDER DECK DOORS. DECK RAILINGS ARE REQUIRED WHERE THE DROP FROM THE DECK SURFACE TO THE ADJACENT GROUND EXCEEDS 24" (600 mm). DECK RAILINGS TO BE A MINIMUM OF 42" (1070 mm) HIGH WITH A MAXIMUM OPENING OF 4" (100 mm) BETWEEN SPINDLES. GLASS RAILINGS TO BE SAFETY GLASS. AREA UNDER DECK SHOULD BE CLEARED OF ALL VEGETATION AND BIODEGRADABLE MATERIAL. SLOPE GRADE UNDER DECKS AWAY FROM HOUSE.

ENGINEERED FRAMING MEMBERS: SUBMIT SHOP DRAWINGS FOR ALL ENGINEERED BEAMS, POSTS, LINTELS. AND HEADERS PRIOR TO CONSTRUCTION, BEAM MANUFACTURER TO SPECIFY ALL CONNECTORS AND HANGERS WHERE NEEDED.THERMAL

AS EACH WINDOW MANUFACTURER HAS IT OWN SPECIFICATIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND WINDOW SUPPLIER TO ENSURE THAT ALL REQUIRED EMERGENCY EGRESS WINDOWS HAVE ADEQUATE CLEARANCE AS REQUIRED IN THE CURRENT BUILDING CODE. WINDOW SIZES SHOWN IN THESE DRAWINGS DEAL WITH TYPICAL WINDOW STANDARDS AND DO NOT TAKE INTO ACCOUNT DIFFERING FRAME WIDTHS

EFFECTIVE THERMAL RESISTANCE REQUIREMENTS: FOR BUILDINGS WITH A HEAT RECOVERY VENTILATOR IN ZONE 5. THERMAL INSULATION SHALL BE PROVIDED BETWEEN HEATED AND UNHEATED SPACES AS LISTED BELOW INSULATED WALLS. CEILINGS AND FLOOR ASSEMBLIES SHALL BE CONSTRUCTED WITH A VAPOUR BARRIER SO

AS TO PROVIDE A BARRIER TO DIFFUSUION OF WATER VAPOUR FROM THE INTERIOR INTO WALL SPACES, FLOOR SPACES OR ATTIC OR ROOF SPACES CATHEDRAL CEILING OR FLAT ROOF ASSEMBLIES RSI: 4.67 RSI (R-27) EXTERIOR WALL ASSEMBLIES RSI: 2.97 (R-17) FLOOR OVER UNHEATED SPACE ASSEMBLIES RSI: 4.67 (R-27)

RIM JOIST ASSEMBLIES RSI: 2.97 (R-17) GARAGE/DWELLING WALL ASSEMBLIES RSI: 2.81 (R-16) GARAGE/DWELLING FLOOR ASSEMBLIES RSI: 4.51 (R-26) FOUNDATION WALL ASSEMBLIES RSI: 2.98 (R-17) FLOORS ON GROUND (SLAB ON GRADE) ASSEMBLIES BELOW FROST LINE - UNINSULATED ABOVE FROST LINE (UNHEATED) RSI: 1.96 (R-11) ABOVE FROST LINE (HEATED) RSI: 2.32 (R-13)

WINDOWS AND DOORS (MAXIMUM U-VALUE 1.80)

SKYLIGHTS (MAXIMUM U-VALUE 2.90)

ALL JOINTS IN DRYWALL ARE TO BE TAPED AND SANDED. 1/2" (12.7 mm) DRYWALL BOARD INTERIOR WALLS. 1/2" (12.7 mm) WATER RESISTANT DRYWALL AT SHOWER, TUBS, AND

5/8" (15.9 mm) DRYWALL INTERIOR CEILINGS. 5/8" (15.9 mm) TYPE 'X' DRYWALL GARAGE WALLS AND CEILINGS.

NGINEERED TRUSSES AT 24" o.c. SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION (DESIGN TO LOCAL SNOW LOAD). ROOF SHEATHING SHALL BE 7/16" OSB w/H-CLIPS NAILED TO TRUSSES. INSTALL SHEATHING WITH SURFACE GRAIN AT RIGHT ANGLES TO THE JOISTS & WITH STAGGERED JOINTS PARALLEL TO TRUSSES. PANELS TO BE FASTENED WITH 2 1/2" COMMON NAILS AT 6" o.c. ALONG PANEL EDGES AND AT 12" o.c. ALONG INTERMEDIATE SUPPORTS.

WHERE INSULATION IS LOCATED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING VENTS SHALL BE INSTALLED TO PERMIT THE TRANSFER OF MOISTURE FROM THE SPACE TO THE EXTERIOR. THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA. VENTS SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING, 25% REQUIRED AT THE TOP AND 25% REQUIRED AT THE BOTTOM. WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 (2/12) OR IN ROOFS THAT ARE CONSTRUCTED BY ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA. EXCEPT WHERE EACH JOIST SPACE IS SEPERATELY VENTED, ROOF JOIST SPACES SHALL BE INTERCONECTED BY NSTALLING PURLINS NOT LESS THAN 2x2 (38 mm x 38 mm) ON THE TOP OF THE ROOF JOISTS. NOT LESS THAN 2 1/2" (63 mm) OF AIR SPACE SHALL BE PROVIDED BETWEEN THE TOP OF THE INSULATION AND THE UNDERSIDE OF THE ROOF SHEATHING. EXCEPT AT THE JUNCTION OF SLOPED ROOFS AND THE EXTERIOR WALLS WHERE BAFFLES ARE USED TO ALLOW NOT LESS THAN 1" (25 mm) AIR SPACE.

FLASH ALL WINDOWS AND EXTERIOR OPENINGS AND BREAKS IN FINISH OR

EXTERIOR WALL CLADDING SYSTEMS:

SOME BUILDING CODES AND LOCAL BUILDING AUTHORITIES REQUIRE TWO PLANES OF MOISTURE PROTECTION TO AVOID WATER PENETRATION PROBLEMS IN WET CLIMATES OR REGIONS (TYPICALLY BUT NOT LIMITED TO COASTAL, LAKE SHORE, AND COASTAL MOUNTAINS). THE FIRST PLANE IS THE CLADDING (SIDING, STUCCO, MASONRY VENEER, ETC.), AND THE SECOND PLANE IS THE SHEATHING MEMBRANE (BUILDING PAPER) AND IS LOCATED BEHIND THE CLADDING. A 3/8" (10 mm) MINIMUM VENTED AIR SPACE (A CAPILLARY BREAK) SEPARATES THE TWO PLANES OF PROTECTION. THE TWO PLANES OF PROTECTION PLUS THE VENTED AIR SPACE BETWEEN THEM CREATE WHAT IS COMMONLY CALLED A RAINSCREEN. CREATING A RAINSCREEN CAN BE ACHIEVED BY USING A NUMBER OF DIFFERENT METHODS AND PRODUCTS. PLEASE CHECK WITH YOUR LOCAL BUILDING AUTHORITY TO DETERMINE IF YOU REQUIRE A RAINSCREEN INSTALLED ON YOUR HOME BECAUSE OF YOUR JOBSITE LOCATION AND SURROUNDINGS.

<u>VENTILATION:</u>
NATURAL VENTILATION AND MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS. THE PRINCIPAL VENTILATION EXHAUST FAN SHALL BE CONTROLLED BY A DEDICATED SWITCH THAT HAS TWO SETTINGS. ON AND OFF, IS LOCATED WHERE IT WILL BEACCESSIBLE FOR THE PURPOSE OF SERVICING THE EXHAUST FAN BUT WILL NOT LIKELY BE TURNED OFF INADVERTENTLY, AND IS CLEARLY MARKED "PRINCIPAL VENTILATION EXHAUST FAN."

SMOKE/CO DETECTOR LOCATION
HARDWIRED COMBINATION SMOKE AND CARBON MONOXIDE ALARMS WITH BATTERY BACKUPS SHALL BE LOCATED IN EACH SLEEPING ROOM AND AT EVERY FLOOR LEVEL WITH SLEEPING ROOMS IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY THEY SHALL BE LOCATED IN THE HALLWAY.

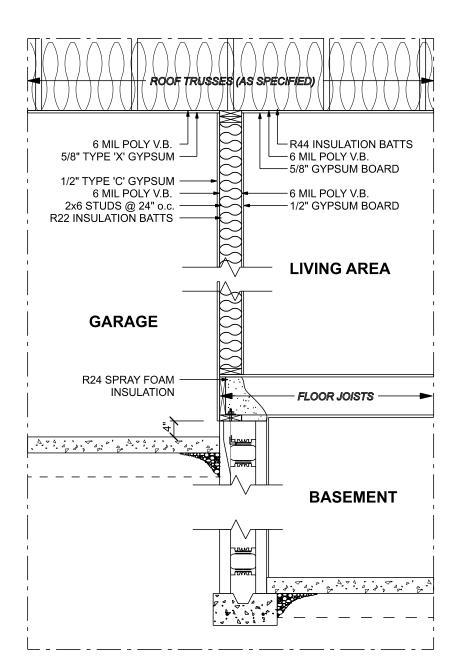
HEATING & AIR CONDITIONING:
THE HEATING CONTRACTOR SHALL PROVIDE A HEATING LAYOUT IN CONFORMANCE WITH LOCAL BUILDING CODE REQUIREMENTS, AND SHALL INSTALL A COMPLETE HEATING AND COOLING SYSTEM OF THE TYPE SELECTED BY THE OWNER. THE HEATING SYSTEM AND AIR CONDITIONING SYSTEM SHALL MEET THE LOCAL WEATHER DEMANDS.

INDOOR DESIGN TEMPERATURES: RESIDENTIAL BUILDINGS INTENDED FOR USE IN WINTER MONTHS ON A CONTINUING BASIS SHALL BE EQUIPPED SO THAT AT THE OUTSIDE WINTER DESIGN TEMPERATURE, REQUIRED HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF NOT LESS THAN: 22°C (72°F) IN ALL LIVING SPACES

18°C (64°F) IN UNFINISHED BASEMENTS 15°C (59°F) IN HEATED CRAWL SPACES

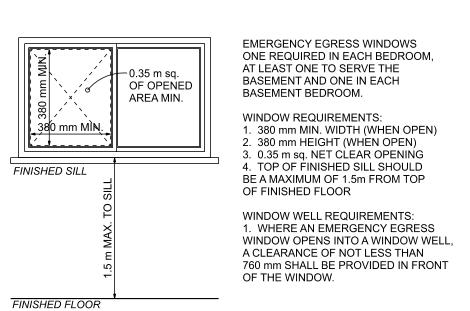
THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL SOIL, VENT AND WASTE PIPING, THE HOT AND COLD WATER SUPPLY SYSTEM, THE PLUMBING FIXTURES AND FITTINGS, AND THE CONNECTIONS TO THE POTABLE WATER SUPPLY AND TO THE SEWERS. ALL PLUMBING SYSTEMS. FIXTURES AND APPLIANCES TO BE DESIGNED, INSTALLED AND OPERATED IN ACCORDANCE WITH THE LOCAL PLUMBING CODE AND APPLICABLE PARTS OF THE LOCAL BUILDING CODE.

ELECTRICAL SYSTEM TO CONFORM TO APPLICABLE PARTS OF THE BUILDING CODE AND MEET THE REQUIREMENTS OF THE LOCAL ELECTRICAL SAFETY REGULATION. WHERE NO CODES EXIST THE WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND THE ELECTRIC UTILITY COMPANY SERVICING THE AREA. PREWIRE FOR TV, STEREO, TELEPHONE AND SECURITY SYSTEM AS PER OWNERS SPECIFICATIONS. INTERCONNECT ALL SMOKE & CARBON MONOXIDE DETECTORS AND ALARMS (PROVIDE BATTERY BACKUP FOR ALL UNITS). ALL ELECTRICAL FIXTURES AND ITEMS MUST COMPLY WITH LOCAL FLECTRICAL CODES AND REGULATIONS. THE FINAL ELECTRICAL LAYOUT TO BE DETERMINED BY OWNER/CONTRACTOR. COMPLIANCE WITH ALL ELECTRICAL CODES IS THE ULTIMATE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.



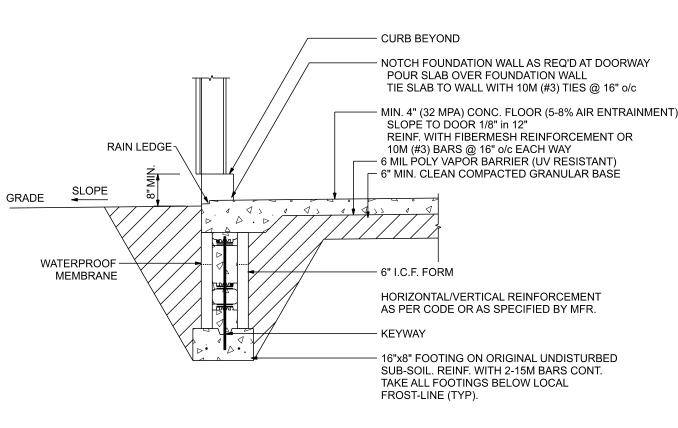
GARAGE TO HOUSE WALL

SCALE: 1/2" = 1'-0"

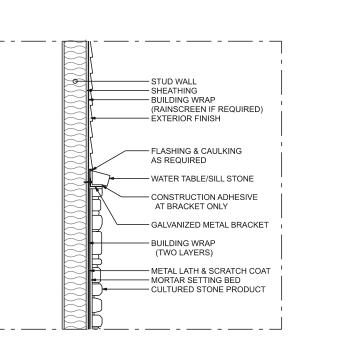


EMERGENCY EGRESS DETAIL

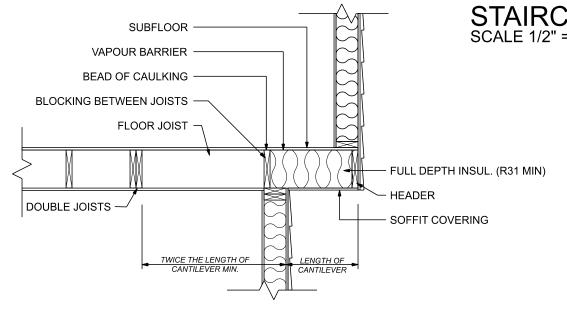
SCALE: 1/2" = 1'-0"



FOUNDATION AT GARAGE DOOR SCALE 1/2" = 1'-0"



CULTURED STONE DETAIL SCALE: 1/2" = 1'-0"



-ENG. FLAT TRUSSES @ 24" o.c.

MAKE PROVISION FOR 1:150

3" CANT STRIP —

ROOF SLOPE (1/50) TO DRAINS &

GUTTERS COLLECT TO DRYWELL

ALL DRYWELLS TO BE A MIN. OF

- METAL CLADDING

-VENTED SOFFITS

-BOTTOM PLATE

-FILL VOID WITH

-2x6 STUDS @ 16" o.c.

INSUL BATTS

16'-6" FROM FOUNDATIONS OR AS

DETERMINED BY SITE CONDITIONS.

-7/16" OSB w/H-CLIPS TORCH-ON ROOFING

ROOF VENTILATION

R32 INSUL BATTS —

6 MIL POLY V.B. -

R24 INSUL BATTS -

5/8" GYPSUM BOARD -

1/2" GYPSUM BOARD

2x6 STUDS @ 16" o.c. -

23/32"x48"x96" OSB -

FLOOR JOISTS AS

SPECIFIED IN DRAWINGS -

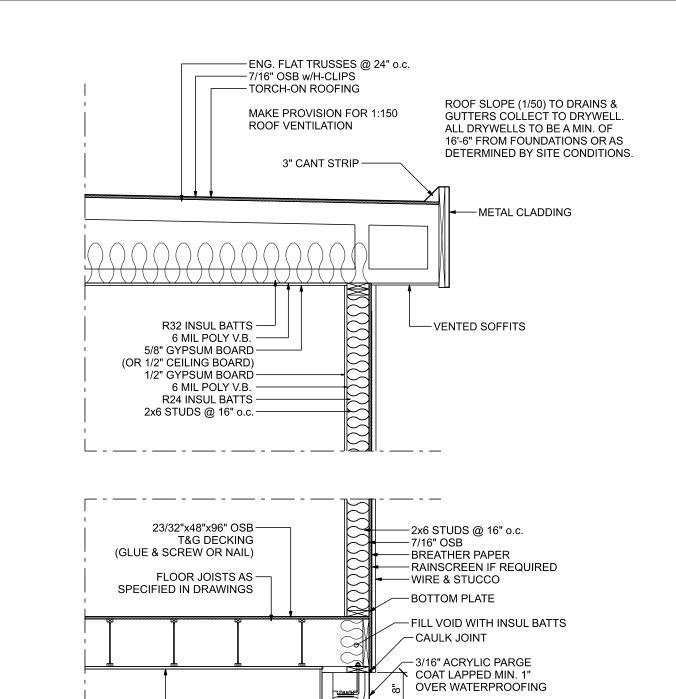
T&G DECKING (GLUE & NAIL)

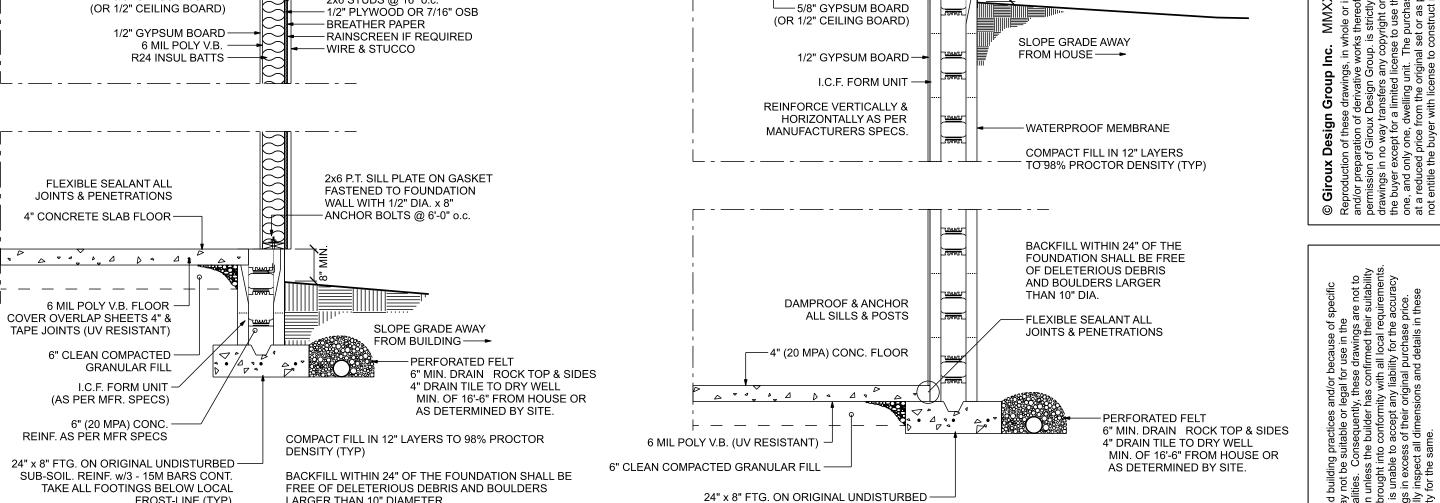
(OR 1/2" CEILING BOARD)

6 MIL POLY V.B. ——

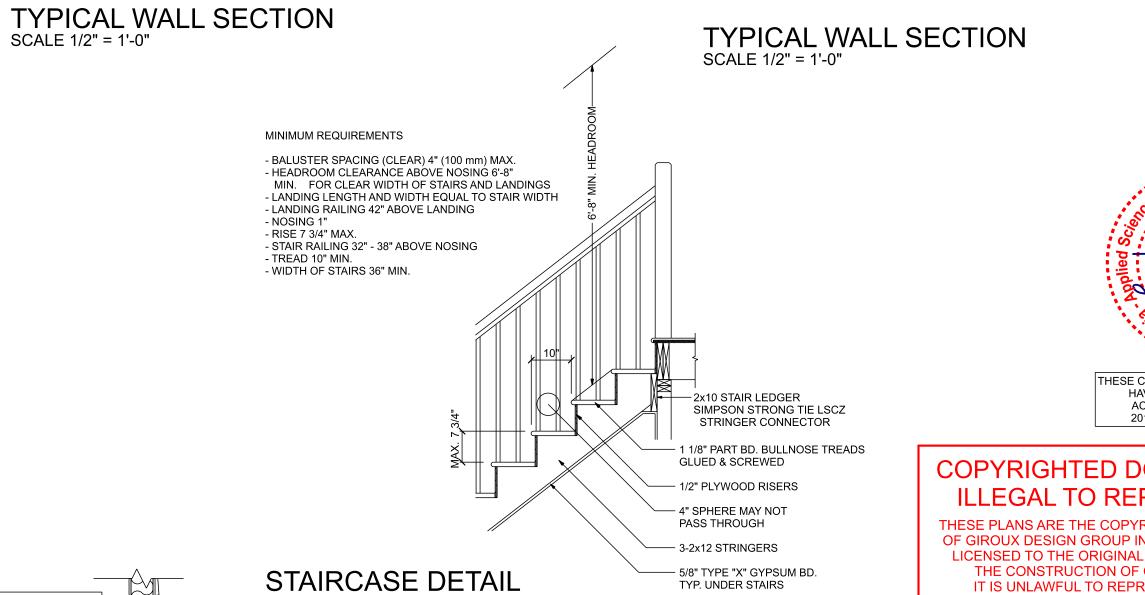
--- 5/8" GYPSUM BOARD

CANTILEVER FLOOR DETAIL SCALE: 1/2" = 1'-0"





SUB-SOIL. REINF. w/3 - 15M BARS CONT. TAKE ALL FOOTINGS BELOW LOCAL



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DEGLON		ROOFS		FLOORS			DECKS		
DESIGN LOADS	TORCH-APPLIED WATERPROOF ROOF MEMBRANE			WOOD CARPET LINO	CERAMIC TILE, SLATE, OR STONE		VINYL DECKING OR SPRAYED-ON		
LIVE LOAD (PSF)	25			40	40		40		
DEAD LOAD (PSF)	15			15	25		12		
TOTAL (PSF)	40		<u> </u>	55	65		52	<u> </u>	
MINIMUM SOIL BEARI	MUM SOIL BEARING CAPACITY 2000 P.S.F. (100 kPa)								

SHOULD SOIL AND/OR WEATHER CONDITIONS CAUSE LOADS OTHER THAN INDICATED IT IS RECOMMENDED THAT A LOCAL STRUCTURAL ENGINEER (P. ENG.) BE CONSULTED.

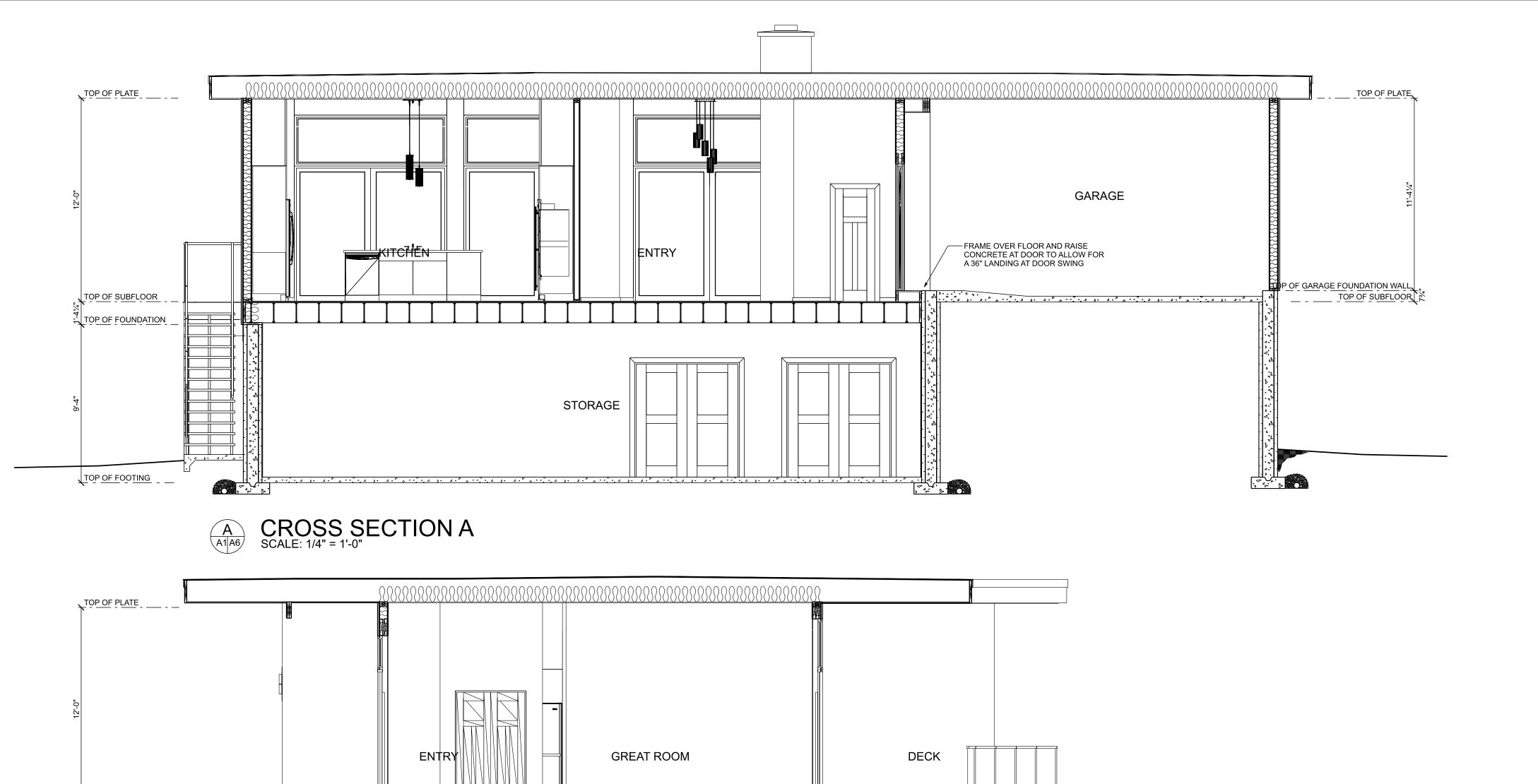
PLAN NO. **WP-5659** Wall Sections & Details SHEET NO. **A5**

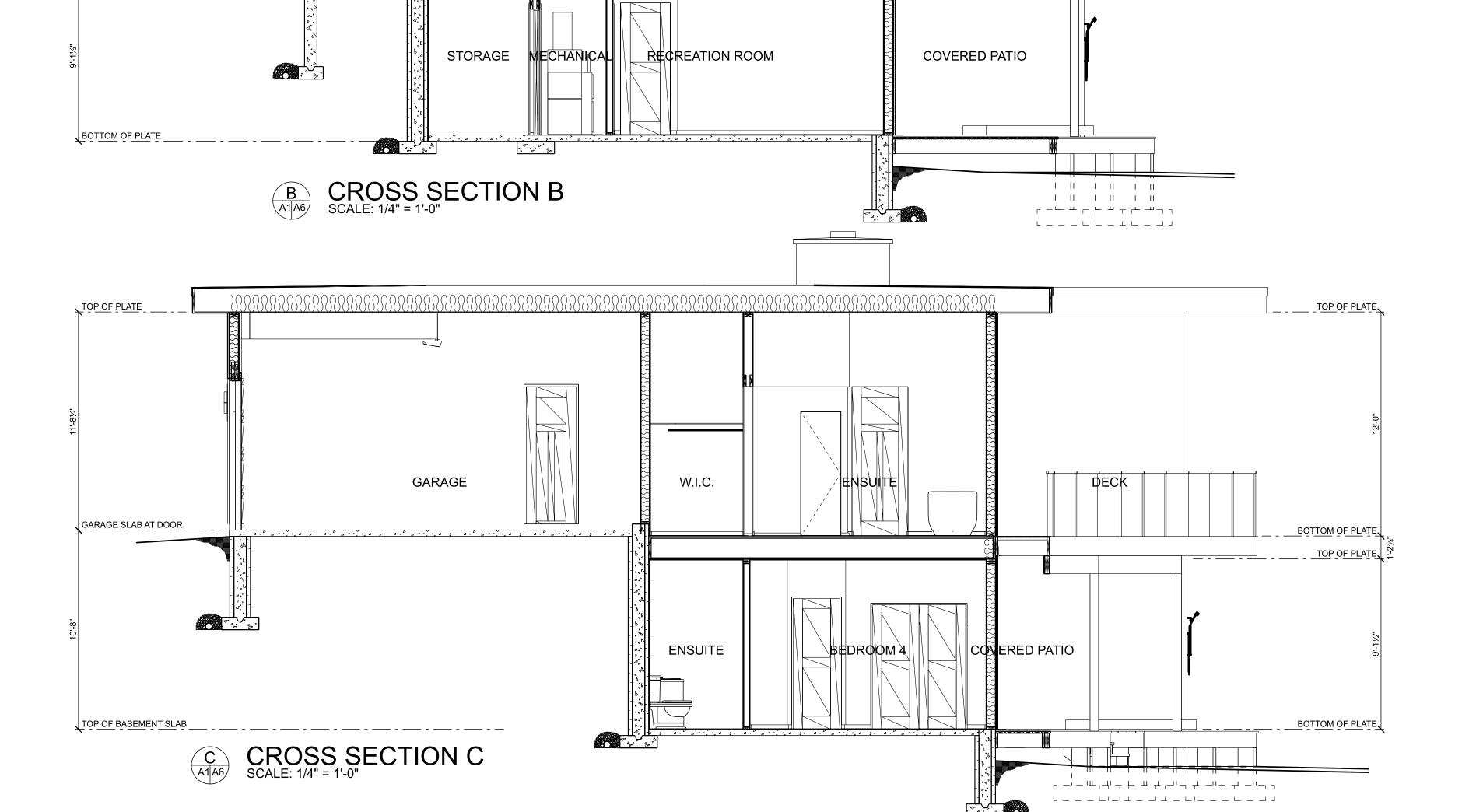
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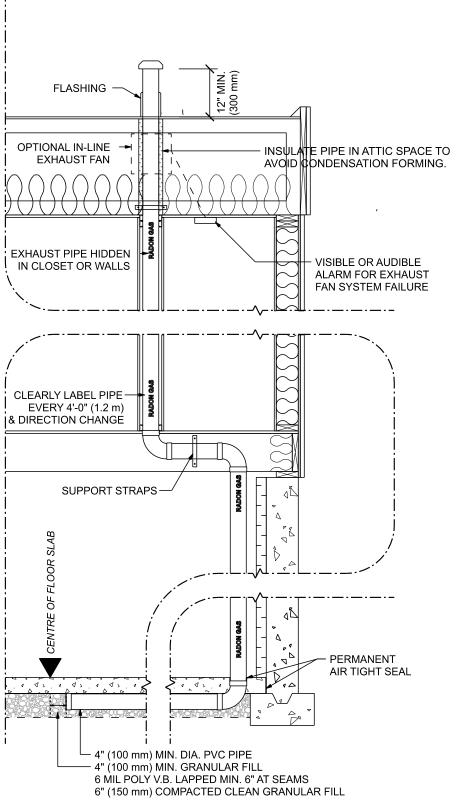
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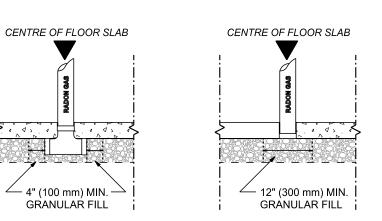


BOTTOM OF PLATE

TOP OF BASEMENT WALL PLATES



DEPRESSURIZATION OF SOIL GAS: TO ALLOW EFFECTIVE DEPRESSURIZATION OF THE SPACE BETWEEN THE AIR BARRIER AND THE GROUND, THE EXTRACTION OPENING (THE PIPE) SHOULD NOT BE BLOCKED AND SHOULD BE ARRANGED SUCH THAT AIR CAN BE EXTRACTED FROM THE ENTIRE SPACE BETWEEN THE AIR BARRIER AND THE GROUND. THIS WILL ENSURE THAT THE EXTRACTION SYSTEM CAN MAINTAIN NEGATIVE PRESSURE UNDERNEATH THE ENTIRE FLOOR (OR IN HEATED CRAWL SPACES UNDERNEATH THE AIR BARRIER). THE ARRANGEMENT AND LOCATION OF THE EXTRACTION SYSTEM INLET(S) MAY HAVE DESIGN IMPLICATIONS WHERE THE FOOTING LAYOUT SEPARATES PART OF THE SPACE UNDERNEATH THE FLOOR. PROVIDING FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM: 1) FLOORS-ON-GROUND SHALL BE PROVIDED WITH A ROUGH-IN FOR SUBFLOOR DEPRESSURIZATION CONSISTING OF: A) A GAS-PERMEABLE LAYER, AN INLET AND AN OUTLET AS DESCRIBED IN SENTENCE (2), OR; B) CLEAN GRANULAR MATERIAL AND A PIPE AS DESCRIBED IN SENTENCE (3). 2) THE ROUGH-IN REFERRED TO IN CLAUSE (1)(A) SHALL INCLUDE: A) HAS ONE OR MORE INLETS THAT ALLOW FOR THE EFFECTIVE DEPRESSURIZATION OF THE GAS-PERMEABLE LAYER; B) TERMINATES OUTSIDE THE BUILDING IN A MANNER THAT DOES NOT CONSTITUTE A HAZARD, AND; C) IS CLEARLY LABELLED "RADON VENT PIPE." 3) THE ROUGH-IN REFERRED TO IN CLAUSE (1)(B) SHALL INCLUDE A) CLEAN GRANULAR MATERIAL INSTALLED BELOW THE FLOOR-ON-GROUND, AND B) A PIPE NOT LESS THAN 4" (100 mm) IN DIAMETER INSTALLED THROUGH THE FLOOR, SUCH THAT: I) IT'S BOTTOM END OPENS INTO EACH CONTIGUOUS AREA OF THE GRANULAR LAYER REQUIRED BY CLAUSE (A) AT OR NEAR THE CENTRE OF THE FLOOR AND NOT LESS THAN 4" (100 mm) OF GRANULAR MATERIAL PROJECTS BEYOND THE TERMINUS OF THE PIPE MEASURED ALONG ITS AXIS; II) ITS TOP END TERMINATES NOT LESS THAN 36" (1 m) ABOVE AND NOT LESS THAN 11'6" (3.5 m) IN ANY OTHER DIRECTION FROM ANY AIR INLET, DOOR OR OPENABLE WINDOW; III) IT TERMINATES NOT LESS THAN 6'-6" (2 m) ABOVE AND NOT LESS THAN 11'-6" (3.5 m) IN ANY OTHER DIRECTION FROM A ROOF THAT



SUPPORTS AN OCCUPANCY; IV) IT TERMINATES NOT LESS THAN 6'-0" (1.8 m) FROM A PROPERTY LINE; V) IT IS SHIELDED FROM THE WEATHER; VI) IT IS

PROTECTED FROM FROST CLOSURE BY INSULATING THE PIPE OR BY SOME OTHER MANNER, IF SUBJECT TO FROST CLOSURE; VII) THE ACCUMULATION OF MOISTURE IN THE PIPE IS PREVENTED, AND; VIII) IT IS CLEARLY LABELLED "RADON VENT PIPE" EVERY 4'-0" (1.2 m) AND AT EVERY CHANGE IN DIRECTION.

SOIL GAS DEPRESSURIZATION DETAIL

NAFS PERFORMANCE REQUIREMENTS LOCATION OF PROJECT PENTICTON, BC

> PRODUCT HEIGHT 10 meters (ABOVE GROUND TO TOP OF PRODUCT) TERRAIN TYPE (A) OPEN

PERFORMANCE CLASS (B) R ■ LW □ CW □ AW □ MINIMUM PERFORMANCE GRADE 20 PG

MINIMUM POSITIVE DESIGN PRESSURE 960 Pa MINIMUM NEGATIVE DESIGN PRESSURE -960 Pa MINIMUM WATER PENETRATION TEST PRESSURE 150 Pa

INFILTRATION/EXFILTRATION (C)

MINIMUM CANADIAN AIR A2

(B) The minimum Performance Class for building code Part 9 compliance is R, project specifications may require a higher Performance Class, please review the specification and NAFS (C) An A3 or Fixed rating exceeds the performance of an A2 rating.

(D) The minimum water resistance test pressure for the application may be higher than that required by the PG level in the NAFS standard. Verify all product ratings for code compliance. Calculations based on AAMA/WDMA/CSA 101/I.S. 2/A440-11 (NAFS-11) AND CSA A440S1-17 ANADIAN SUPPLEMENT TO NAFS-11 These calculations are presented as general guidance and technical information from Fenestration Canada – a not-for-profit organization. Review CSA A440S1-17 to confirm your calculations. Consult with a lawyer, accountant, and insurance professional before making any decisions.

HOMES BUILT ON LOTS WITH A SLOPE GREATER THAN 10% MAY REQUIRE ENGINEERING FOR THE WINDOWS AND DOORS AT THE DISCRETION OF THE LOCAL

Open terrain – where open terrain is level terrain with only scattered buildings, trees or other

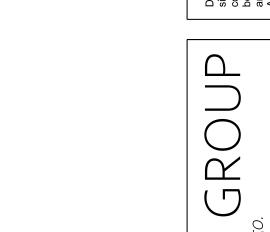
Rough Terrain – where rough terrain is suburban, urban or wooded terrain extending upwind from the building uninterrupted for at least 1 km or 20 times the height of the building, whichever is

EXEMPT FROM THESE REQUIREMNTS AS OUTLINED IN THE BUILDING CODE.

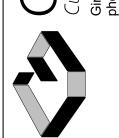
(A) Terrain Type – definitions from NBC 2015.

obstructions, open water or shorelines.

BUILDING AUTHORITY. WINDOW SUPPLIER AND CONTRACTOR ASSUME ALL
RESPONIBILITY TO CONFIRM THESE CALCULATIONS AND ENSURE THAT WINDOWS AND
DOORS CONFORM TO THESE REQUIREMENTS. CUSTOM DOORS ARE PERMITTED TO BE



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WP-5659 SHEET NO.

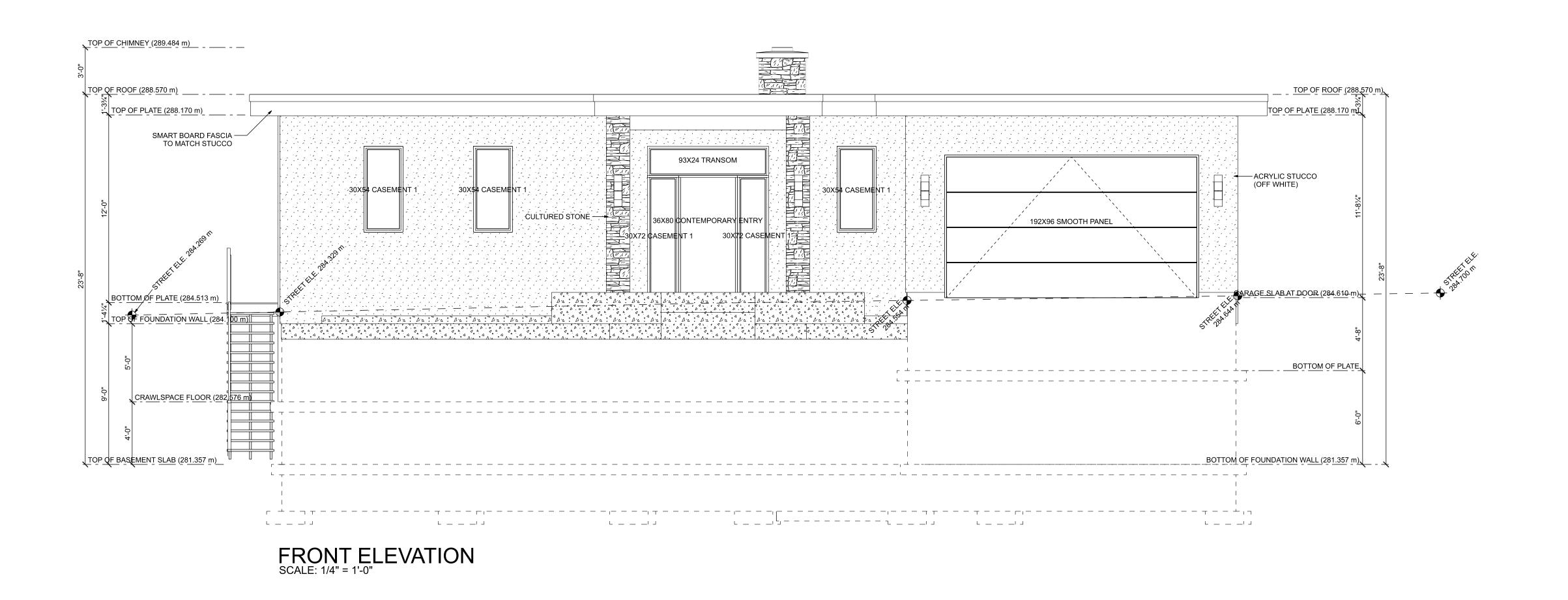
A6

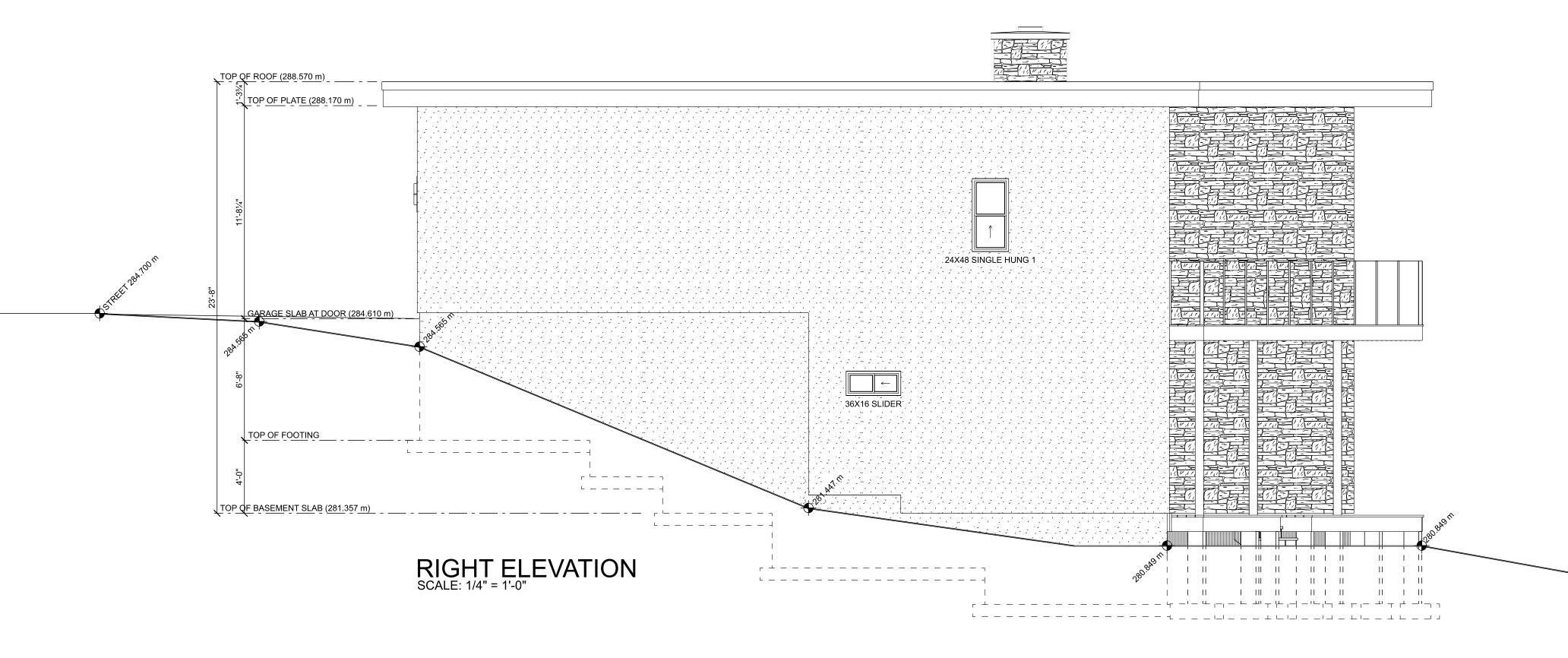


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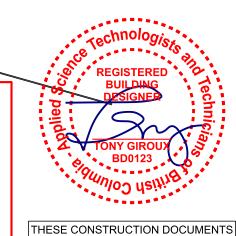
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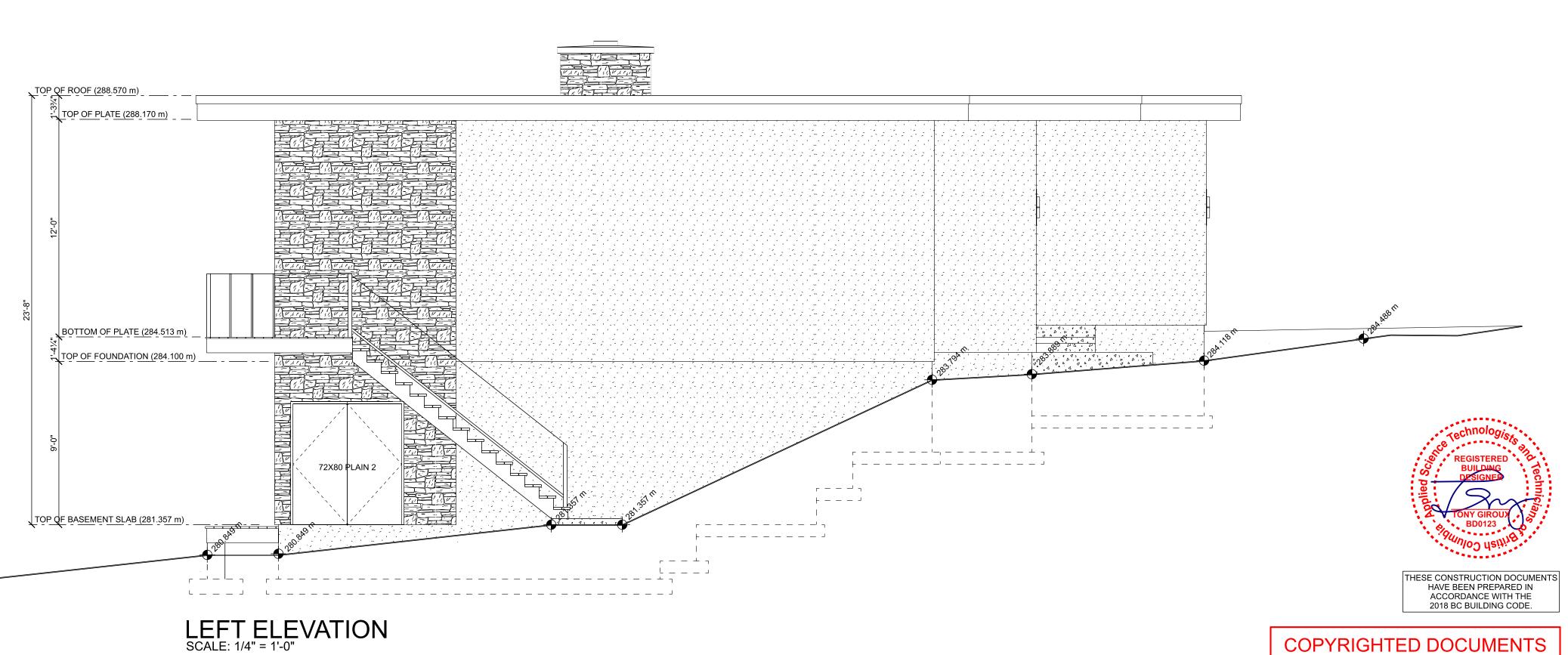


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Exterior Elevations (Front & Right)

PLAN NO. **WP-5659** SHEET NO.

A7



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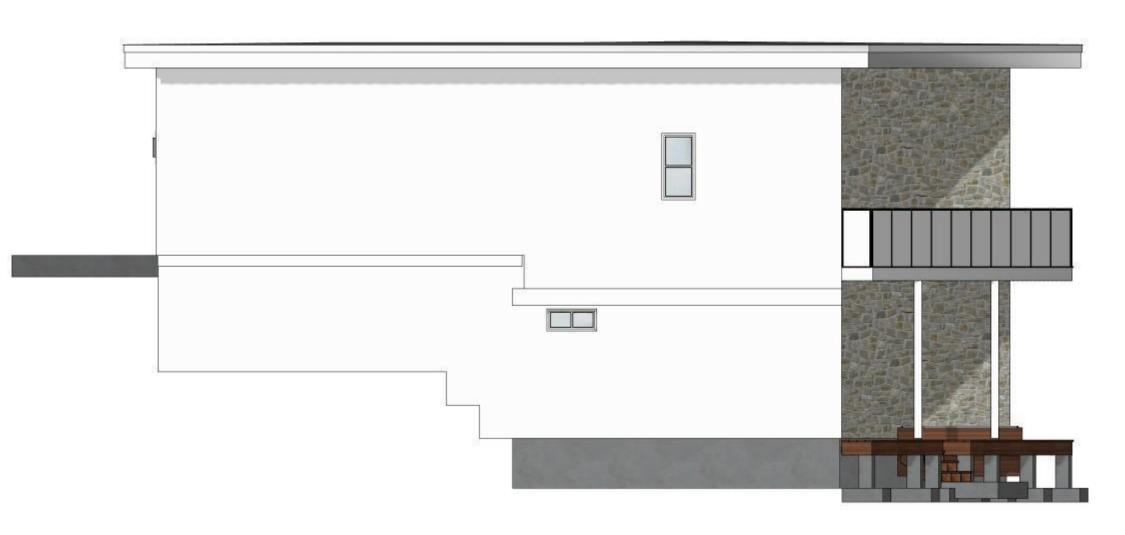
WP-5659 SHEET NO.

IN THE FORM OF A LICENSE AGREEMENT. Exterior Elevations (Rear & Left)

WEST ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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PLAN NO.
WP-5659
SLAB
SHEET NO.
A9

















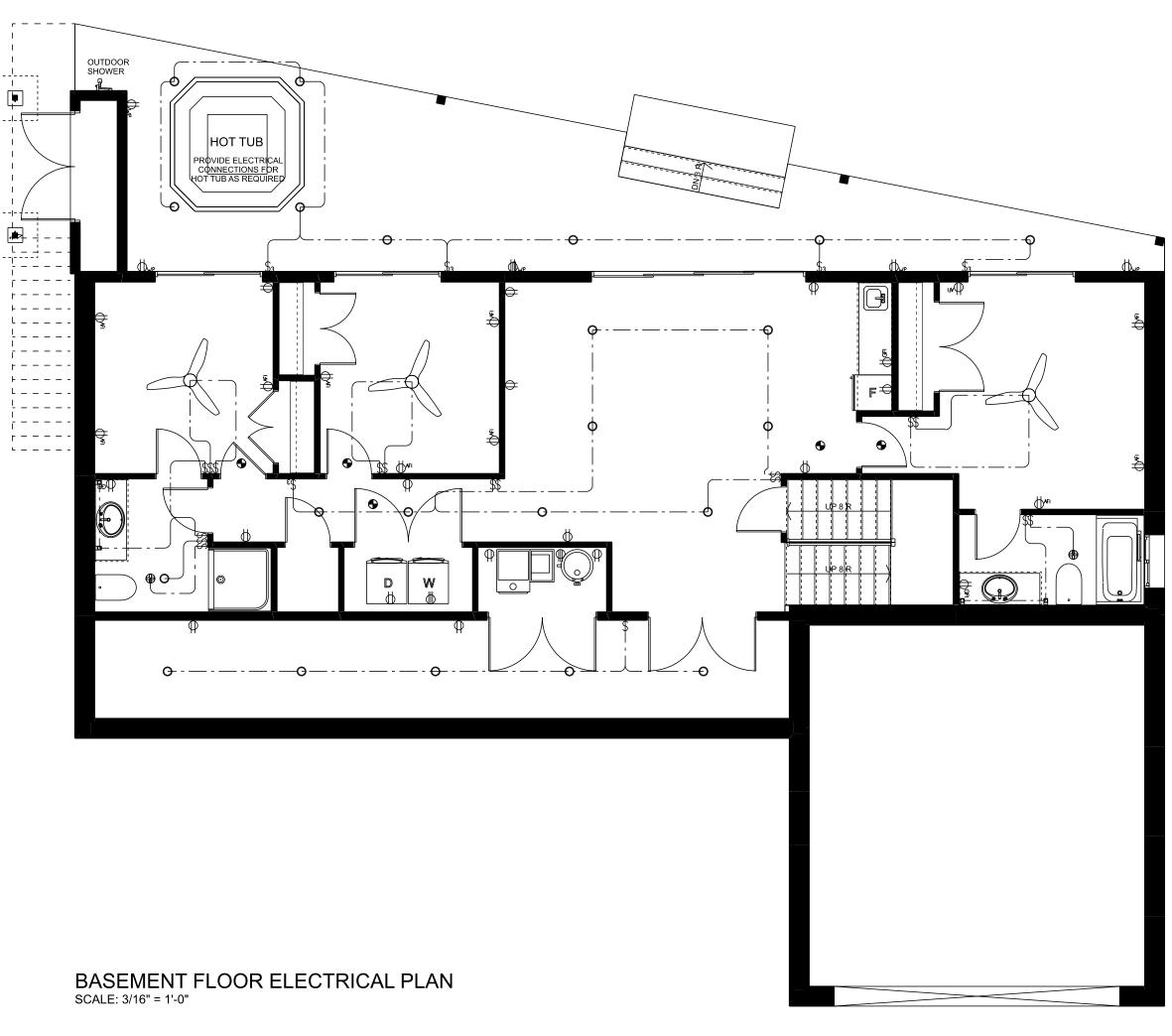


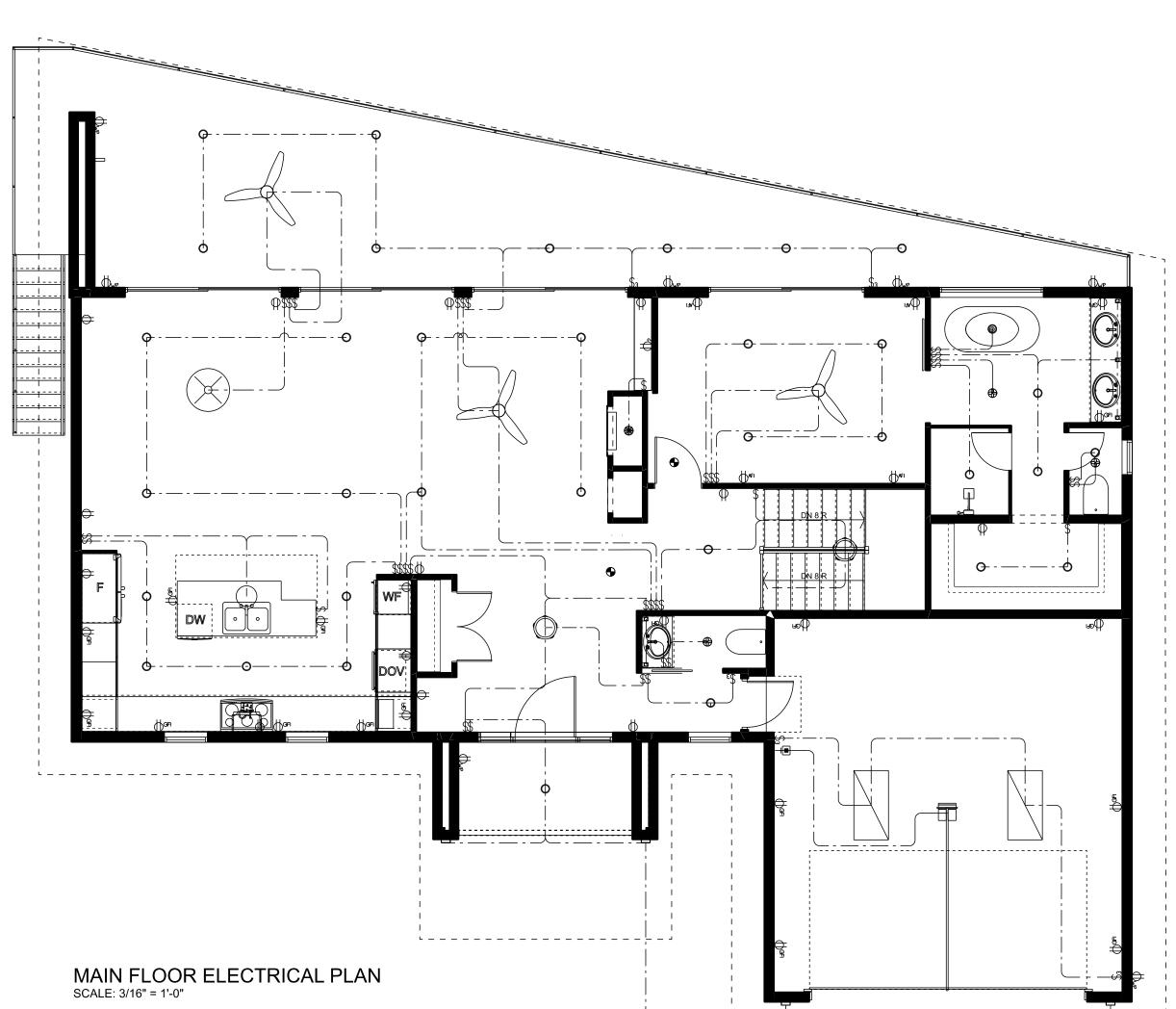




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Renderings







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ELECTRICAL	ELECTRICAL LEGEND ELECTRICAL COUNT SYMBOL						
ELECTRICAL	_	SYMBOL					
LED Light 2 x 4	2						
Blower	1	₩					
Ceiling Fan-Triple Blade	6						
Chandalier-Contemporary	2						
Chandalier-Large Dome	1						
Garage Door Opener with Track	1						
LED Light	57	0					
Outlet 220V	1						
Outlet AFI	16	₩ AFI					
Outlet GFI	20	₩ ØFI					
Outlet Weatherproof	12	₩P					
Outlet-Double	1	D ₂					
Outlet-Dryer 220V	1	1					
Outlet-Single	25	Ф					
Outlet-Stove 220V	2						
Exterior Wall Light-Kibea	4						
Push Button	1	P					
Switch-Quad	3	\$\$\$\$					
Switch 3 Way-Single	10	\$3					
Switch-Double	10	\$\$					
Switch-Single	5	\$					
Switch-Triple	5	\$\$\$					
Wall Sconce	9	8					
CO Smoke Detector	7	•					
Ceiling Exhaust Fan	5	₩					
Pendant-3 Light Kitchen Island	1						

ELECTRICAL NOTE:

CONFIRM ALL ELECTRICAL FIXTURE PLACEMENTS AND QUANTITIES WITH HOME OWNER AND BUILDER BEFORE ORDERING. OUTLET LOCATIONS ON PLANS COMPLY WITH MINIMUM BUILDING CODE REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. ADJUST TO MEET OWNER'S AND/OR LOCAL AUTHORITIES REQUIREMENTS. HARDWIRE INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTORS AND ALARMS, PROVIDE BATTERY BACKUP FOR ALL UNITS. ALL ELECTRICAL FIXTURES AND ITEMS MUST COMPLY WITH LOCAL ELECTRICAL CODES AND REGULATIONS.



PLAN NO. WP-5659

SHEET NO.

E1

