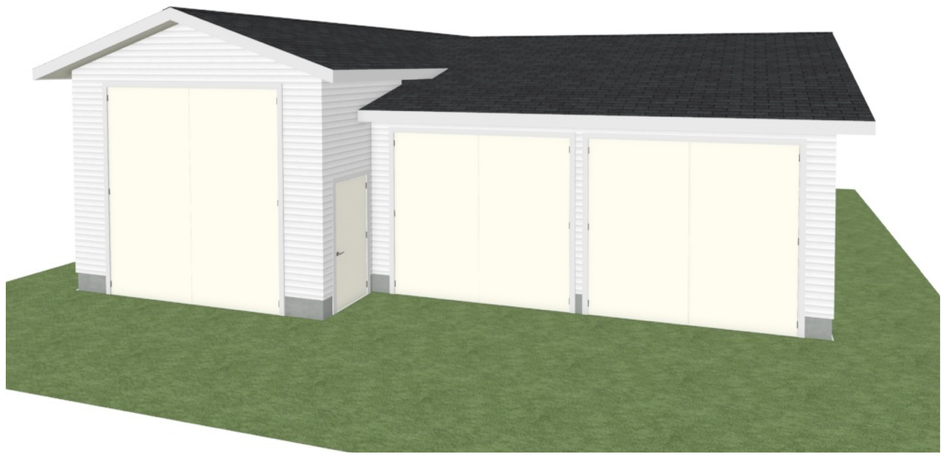
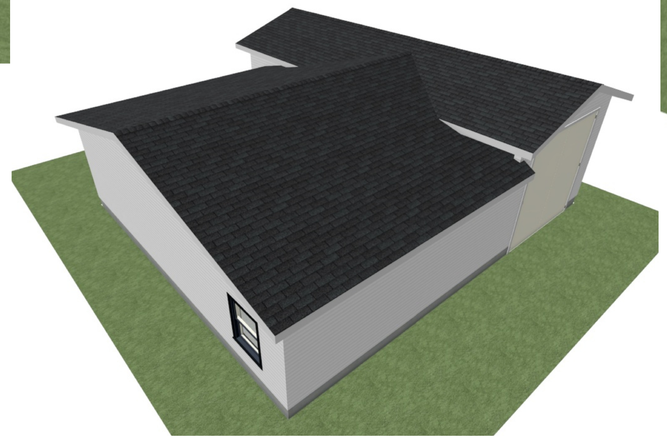
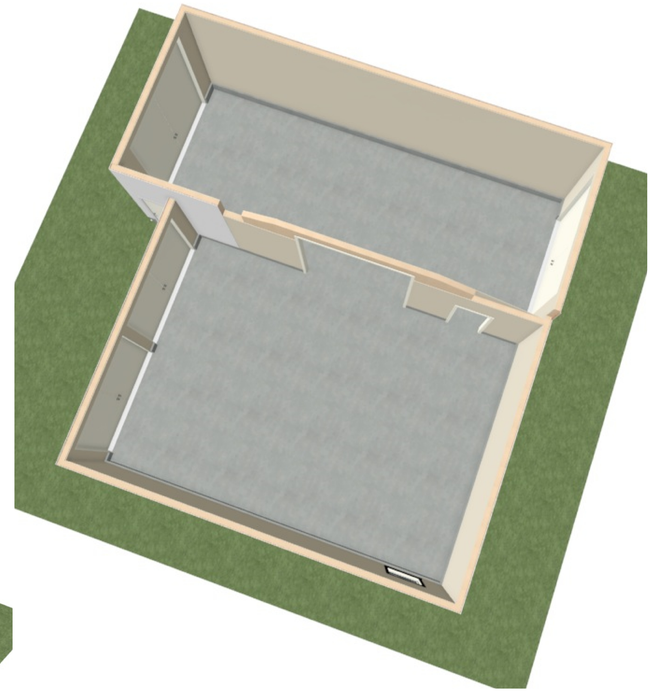






GENERAL CONSTRUCTION NOTES

General Compliance

All work shall conform to the current BC Building Code Parts 9 & 10 (2018 [or later if applicable]), the BC Fire Code (2018 [or later if applicable]), the BC Plumbing Code (2018 [or later if applicable]) and all local building and zoning bylaws.

All work shall be performed in such a manner so as to meet or exceed current best practices within the residential construction industry.
In the case of any discrepancy, written dimensions shall take precedence over any scaling from drawings.

Any variance from these 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.

Building Permits and Home Owner Protection Warranty

Under no circumstances is work to commence until a building permit has been obtained.

It is the responsibility of the owner to obtain all the appropriate building permits and approvals from the respective authorities.

It is the responsibility of the owner(s) to obtain a HPO number if they decide to undertake this project themselves and without employing the services of duly registered trades people.

General Construction Criteria

Unless otherwise specified all dimensional lumber is Spruce/Pine/Fir #2 or better.

Concrete foundations and slabs-on-grade have a minimum compressive strength of 20 MPa at 28 days.

Garage, carport and patio slabs, as well as exterior steps, have a minimum compressive strength of 32 MPa at 28 days.

Roof loads (ground snow load) are dependent on location and/or elevation. These plans are designed to meet the criteria of the specific location identified by the client.

Minimum footing depth for frost protection also varies from location and/or elevation.

Residential floor loads are designed for a minimum 1.9 kPa (maximum 2.4kPa).

Residential Decks are designed for a minimum of 1.9 kPa or Snow Load, whichever is greater.

Reinforcing Steel:

In footings shall be placed 3" above base
In walls and columns 1 ½" beyond the inside face of form-work.
In Floor Slabs shall be placed in the center of slab.

Engineering and Structural Design

Some designs may require the use of beam sizes, and / or materials, framing details, foundation sizes, etc. that are not specified within the current BC Building Code and thus the applicable building authority may require confirmation of these plans by a certified Structural Engineer.

In some cases, the ground snow load may exceed the design limits of the BC Building Code. In these instances, a certified Structural Engineer may be required to design and /or approve all foundation details, supporting wall structures, trusses, etc.

In all cases, unless a cut members roof is employed, trusses will need to be designed by a certified truss manufacturing plant. Gecko Flats design will supply said manufacture with all the details require to complete this process, including roof drawings that demonstrate the required finished details and look.

All costs for structural engineering are the responsibility of the owner or builder. Gecko Flats Design will inform the client of these requirements as soon as they become evident.

Dimensions

Exterior dimensions are from the outside face of exterior wall sheathing to the outside face of adjacent exterior wall sheathing.

Exterior dimensions notating interior wall are from the outside face of exterior wall sheathing to the stud edge of the interior wall.

Door and window dimensions are from the exterior wall sheathing to the edge of the framing.

Unless otherwise noted, the sheathing face of the exterior stud is assumed to be flush with the concrete foundation.

Interior dimensions are from the inside stud face to inside stud face unless otherwise indicated.

Written dimensions and notes shall take precedence over scaled dimensions.

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 soil.

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.

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 manufactures 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 (9.32 – 9.36).

Fuel burning appliances, including furnaces, fireplaces and stoves to be provided with outside combustion air. All fuel burning appliances must be installed &/or inspected by a certified WETT Installer.

Doors

All doors must meet N.A.F.S. and 2018 BCBC (labels must remain in place).

Exterior doors shall be solid core and weather-stripped.

Garage doors to dwelling units to be solid core, weather-stripped and self-closing.

Sliding Glass doors shall have safety glass.

Door sizes are shown by width x height; e.g. 2668 is 2' - 6" x 6' – 8".

Openings in partitions shown without doors are 80" in height unless otherwise noted. Headers are to be built per notations.

Windows

All windows must meet N.A.F.S. & 2018 BCBC (labels must remain in place).

Window opening style and notation is suggested only. The owner builder may substitute opening styles at their discretion. As An example, a right-sliding window can be replaced with a single casement window. When a window is substituted it is the responsibility of the builder to ensure that appropriate adjustments are made to the window's header. All bedroom windows must continue to meet BCBC egress requirements.

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; e.g. 6040 is 6' - 0" x 4' - 0".

Where custom door and/or window sizes are to be employed within the project, the framer is to be supplied with a set of door and window drawings, supplied by the door / window supplier, prior to starting the framing process.

Trusses, Floor Joists, & Headers

All trusses are to be designed by a qualified manufacturer. Engineered lumber floor joists are to be specified by the supplier. Engineered headers are to be specified by the supplier. In the forgoing cases, the supplier is to furnish drawings and specifications that shall become an integral portion of these plans and override the specifications made by Gecko Flats Design.

Finishing

The Owner shall specify all interior and exterior finishing.

Any finishing shown on the plans are to be confirmed by the Owner.

Unless otherwise noted all clothes closets have a finished depth of 24".

Gas / Wood Burning Appliances

All gas and wood burning appliances are to be installed by a certified WETT installer.

Energy and Water Efficiency

New addenda to the BCBC (9.36) came into effect on Dec. 2014 governing energy and ventilation.

These changes were very significant. Make sure you are familiar with these.

Construction Must Comply With BCBC 9.36 2018 For Energy Efficiency

The flow rates of fittings that supply water to plumbing fixtures mist not exceed the maximum flow rates specified on Table 10.3.1.1

The flush cycle for the installation of a water closet or urinal must not exceed the flush cycle listed for that fixture in Table 10.3.1.2

6-mil poly vapour barrier with a UV protection shall be installed on the warm side of insulation.

Ceiling insulation may be loose fill type or batt type unless otherwise noted.

Wall and wood floor insulation shall be batt type unless otherwise noted.

Construction shall provide baffle for air space (equal to soffit venting) between the insulation and roof sheathing at the exterior wall line.

Walls and ceilings between residence and attached garage or carport shall be insulated.

All roof or attic spaces shall be ventilated with soffit, roof or gable vents, or a combination of these.

Attics or roof spaces to be vented a minimum 1/300 of area.

Unheated crawlspaces to be vented a minimum of 1/500 of area. Vents shall be uniformly distributed on opposite sides of the building, and designed to prevent the entry of snow, rain and insects.

Renovations and Additions

Renovations and additions to older homes, particularly those that were built to older or no insulation standards, and / or that did not use engineered roof trusses, will require additional detail and may require structural engineering. These costs are the responsibility of the owner.

Additions in many rural areas require certification that the existing sewage disposal system will be able to handle any increased capacity due to the addition. This is the responsibility of the owner.

Always re-measure the area of construction, and roof slopes prior to commencing any construction and / or ordering materials (particularly roof trusses).

Errors and Omissions

Gecko Flats Design 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 excavation and construction.

Should any discrepancies be found on these plans, please advise us at your earliest convenience. We will make corrections to the drawings and replace any plans if necessary.

In this way we can better serve you and prevent errors from recurring.

Site Plan Notes

The Owner and/or Builder are responsible for the correct siting of this building on the property.

Gecko Flats Design strongly recommends using a registered land surveyor to ensure the building is sited correctly and within all legal setbacks.

Highways Access, driveways, potable water wells, and septic disposal systems are to be located and constructed in accordance with local governing bodies.

Site Grading

The site shall be graded to ensure surface water is directed away from the building.

Riparian, Floodplain, and Drainage Issues

It is the owner's sole responsibility to determine if the building location will conflict with any riparian and/or floodplain regulations.

All costs associated with riparian and/or floodplain issues are the sole responsibility of the owner.

Copyright

Index of Drawings

Climatic Data for RDOS

Location	Elevation	Design Temperature		Degree Days below 18°C	15 min rain, 1/50, mm	One day rain, 1/50, mm	Annual Rain, mm	Moist. Index	Annual Total Prec.	Driving Rain Wind Pressure, Pa, 1/5	Ground Snow Load, kPa, 1/50		Hourly wind pressure		Frost Depth
		January 2.5%	July 2.5%								Ss	Sr	1/10	1/50	
Town of Princeton	655 m	-24	29	33	19	4250	10	43	235	0.35	350	80	2.9	0.6	0.29	0.36	600 mm
Princeton area	Up to 850 m	-24	29	33	19	4250	10	43	235	0.35	350	80	2.9	0.6	0.29	0.36	600 mm
Allison Lake, Tulameen, Coalmont, Chain Lakes, Osprey Lake, Missezula	850-950 m	-24	29	29	19	4500	10	43	235	0.35	350	80	3.6	0.6	0.29	0.36	600 mm
Allison Lake, Tulameen, Coalmont, Chain Lakes, Osprey Lake, Missezula	950-1100 m	-24	29	29	19	4700	10	45	260	0.37	500	80	4.4	0.6	0.29	0.37	600 mm
Missezula, Pasayten Valley, Kennedy Lake	1100 m	-24	29	29	19	4800	10	45	290	0.39	500	80	4.4	0.6	0.29	0.37	600 mm*
Headwaters/ Ekhart	1300 m	-24	29	28	19	5000	10	45	220	0.25	490	60	4.2	0.3	0.31	0.41	1200 mm
Manning Park*	Up to 1200 m	-23	26	29	19	5000	9	90	500	0.63	1200	120	6.8	0.7	0.39	0.50	1200 mm

A. *1200mm (48") over 1060m in geodetic elevation or in locations of clay or non-coarse grained /silt soils. No limit for bedrock.

NOTE, For areas and/or elevations not specifically mentioned in Schedule A, the Ground Snow load shall be determined by the **Building Official**.

Climate zones:
Zone 5 – 3000 to 3999 HDD **Zone 6 – 4000 to 4999 HDD** **Zone 7A – 5000 to 5999 HDD**

The General Contractor / Builder bears final responsibility to verify that the details in these plans meet the current requirements of the local building code and that the structure is built to meet that code. The General Contractor / Builder also bears final responsibility that any renovation or addition construction melds correctly with any existing structures.

Gecko Flats Design

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Project Overview

PROJECT DESCRIPTION:
Warren Williams
518 Bagur Way Princeton B.C.

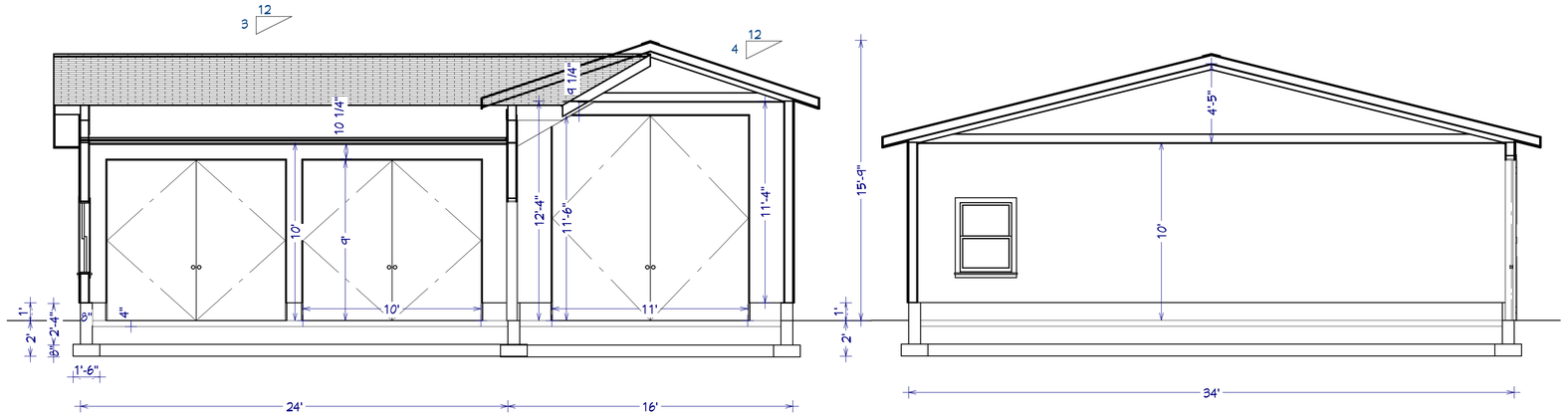
Legal Description: Parcel B, Plan KAP56749, District Lot 1 3528, Similkameen Division Yale District (Formerly 1402391) & DL 3528
PID: 024-272-311 -581

DRAWINGS PROVIDED BY:
Gecko Flats Design
PO Box 681
Princeton, BC Canada V0X 1W0
Phone: 250-295-3226
Email: scottcodge@geckoflatsdesign.com

DATE:
03/Aug/21

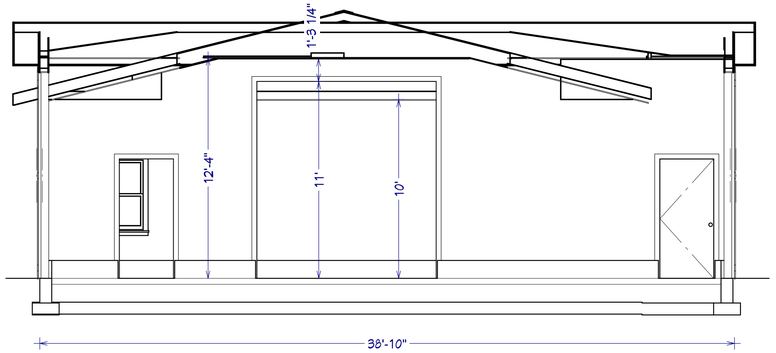
SCALE:

SHEET:
1

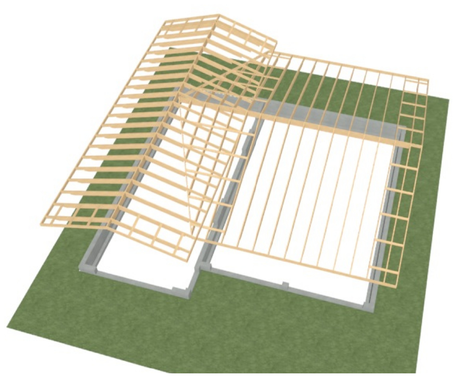


Elevation 5

Elevation 7



Elevation 9



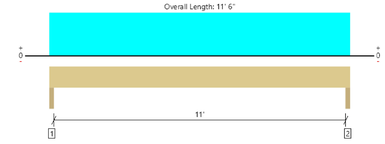
Manufactured Trusses

Manufactured trusses are to be designed and built by a qualified supplier.
Their drawings are to be attached to this plan set and become and integral part of same.

FORTE WEB

MEMBER REPORT **PASSED**

Level, Wall: Header
1 piece(s) 5 1/4" x 7" 1.8E Parallam® PSL



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1175 @ 1 1/2"	12474 (3.00")	Passed (9%)	1.00	1.25 D + 1.5 S + 1.0 L (All Spans)
Shear (lbs)	1005 @ 10"	9433	Passed (11%)	1.00	1.25 D + 1.5 S + 1.0 L (All Spans)
Moment (Ft-lbs)	3233 @ 5' 9"	15780	Passed (20%)	1.00	1.25 D + 1.5 S + 1.0 L (All Spans)
Live Load Defl. (in)	0.153 @ 5' 9"	0.375	Passed (L/883)	--	1.0 D + 1.0 S + 0.5 L (All Spans)
Total Load Defl. (in)	0.185 @ 5' 9"	0.313	Passed (L/728)	--	1.0 D + 1.0 S + 0.5 L (All Spans)

System : Wall
Member Type : Header
Building Use : Residential
Building Code : NBCC 2015
Design Methodology : LSD

- Deflection criteria: LL (L/360) and TL (L/5/16").
- Allowed moment does not reflect the adjustment for the beam stability factor.
- The importance category considered for this design is normal.
- The moment, shear, and member reaction values are based on factored loads (strength). Support reactions and deflections are based on unfactored loads (service).

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Snow	
1 - Trimmer - SPF	3.00"	3.00"	1.50"	135	230	518	None
2 - Trimmer - SPF	3.00"	3.00"	1.50"	135	230	518	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	11' 6" o/c	
Bottom Edge (Lu)	11' 6" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead	Floor Live	Snow	Comments
0 - Self Weight (PLF)	0 to 11' 6"	N/A	11.5	--	--	
1 - Uniform (PSF)	0 to 11' 6"	1'	12.0	40.0	90.0	Default Load

Weyerhaeuser Notes

Weyerhaeuser warrants that the sizing of its products will be in accordance with Weyerhaeuser product design criteria and published design values. Weyerhaeuser expressly disclaims any other warranties related to the software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to www.weyerhaeuser.com/woodproducts/document-library.

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

Garage Door Headers

This material selection is to be verified by the supplier of the product.

ForteWEB Software Operator	Job Notes
Chris Jennings Gecko Flats design (250) 295-0251 chris.jennings@geckoflatsdesign.com	

Weyerhaeuser

7/2/2021 4:56:38 AM UTC
ForteWEB v3.2, Engine: V8.2.0.17, Data: V8.1.0.16
File Name: WarrenWilliams
Page 1 / 1

Construction Notes

Foundation

- door, side cutouts (as shown in plan dimensions) = 1"

Concrete:
- footing - min. 15 MPa
- foundation - min 15 MPa
- slab - min 32 MPa

Rebar:
- footing - 2 rows #10 (metric) continuous (wrap around 24") at corners
- foundation
  - Horizontal & Vertical rebar placement to meet BCBC (2018) 9.15.4.5
    - horizontal rebar to be placed continuous (wrap around 24") at corners

Anchor Bolts:
- 1/2 in. dia. anchor bolts
- spaced a maximum 1.7 m (5 ft. 6in.) apart
- not more than 500 mm (1 ft. 7in.) from the end of the foundation

Radon Collection System (meeting BCBC 2018) and vented to the outside to be installed under concrete floor.

Floor

Ground Level
- 4" concrete slab with 4" mesh reinforcement

Framed Walls

Exterior Walls

- 2x6 (24" o.c.) SPF (#1or2) studs, with vapour barrier to local code sheathed outside with
  - 7/16" OSB

Interior Walls
- load bearing - 2x6 (16" o.c.) SPF(#1 or 2) studs
- 1/2" Drywall

Headers

- for doors & windows 3'11" feet or less in width 3 ply 2x8 (SPF #1 or 2)

- garage doors
  - 1 piece 5 1/4 x 7" 1.8E Parallam PSL (see attached load report) (member choice to be verified by product supplier)

Heating

- unit not heated

Insulation

see insulation detail drawing

Exterior Finishes

Vinyl Siding
Shingle Roofing

Doors & Windows

- ground level man doors & all windows to have a upper height of 80"

- all doors & windows are to have appropriate drip shields installed

- see insulation details page for insulation vales

Roof

- trusses are are to be supplied by a certified by the manufacturer.

- roof deck 7/16" o.s.b.
- roof covering - shingles
- ridge vent cap to be installed

- Ceiling framing supplied by trusses
- Ceiling to employ 5/8" Type X drywall

Gecko Flats Design

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: **Cross Sections Construction Details**

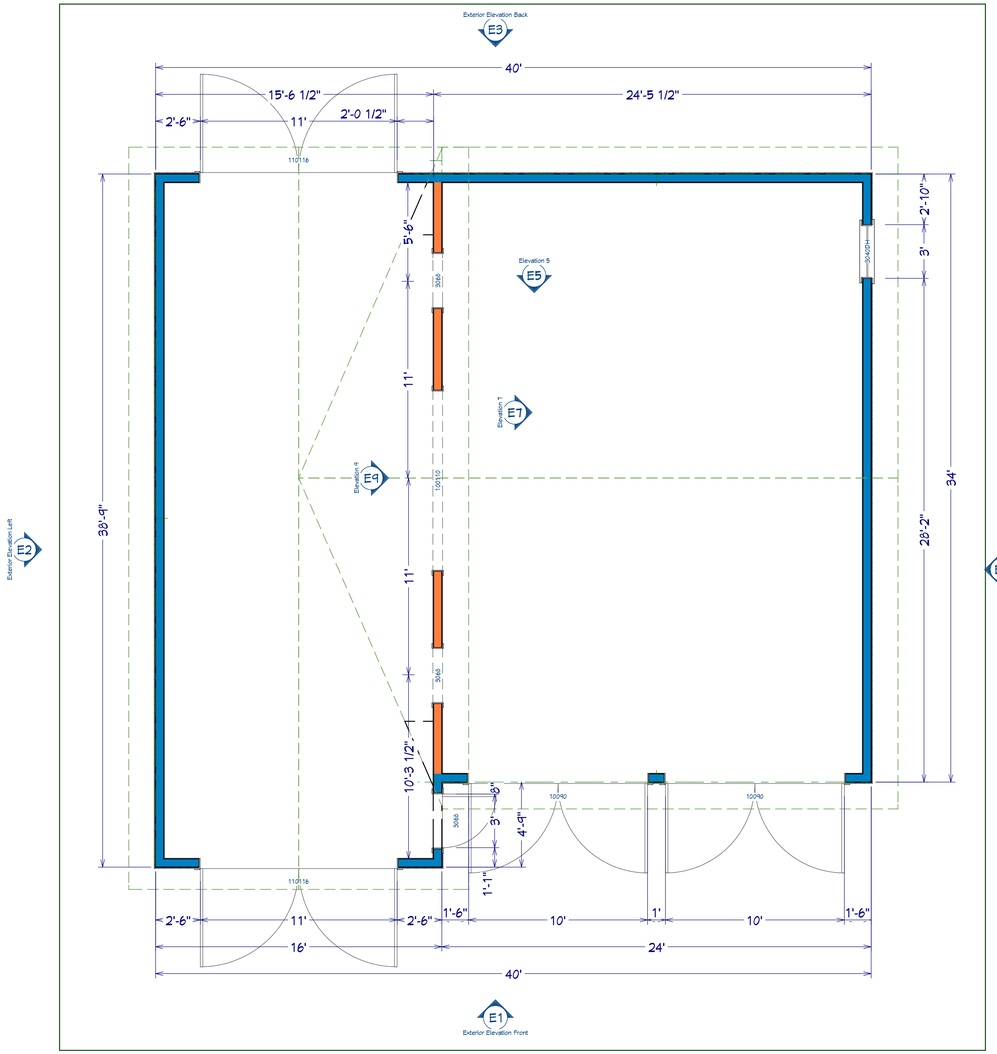
PROJECT DESCRIPTION:
Warren Williams
518 Bagur Way Princeton B.C.
Legal Description: Parcel B, Plan KAP56749, District Lot 1 3528, Similkameen Division Yale (Formerly Yale-Lytton) & DL 3528
PID: 024-272-311-5811
Folio: 00606.006

DRAWINGS PROVIDED BY:
Gecko Flats Design
PO Box 681
Princeton, BC Canada V0X 1W0
Phone: 250-295-0251
Email: service@geckoflatsdesign.com

DATE: 03/Aug/21

SCALE: 1/4" = 1'

SHEET: 5



1st Floor

Wall Type Legend

- Existing 8" Stem Wall
- 2x6 Exterior Wall
- 2x6 Interior Load Bearing Wall

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Floor Plan

PROJECT DESCRIPTION:
Warren Williams
316 Dogs Way Princeton B.C.

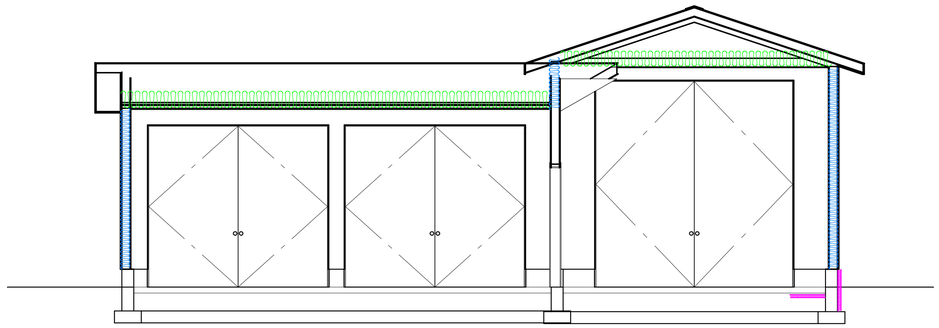
Legal Description: Parcel B, Plan KAP56749, District Lot 1 3528, Similkameen Division Yale District (Formerly 1602239) & DL 3528
Folio: 09606.006
PID: 024-272-311-581

DRAWINGS PROVIDED BY:
Gecko Flats Design
PO Box 681
Princeton, BC Canada V0X 1W0
Phone: 250-295-0231
Email: service@geckoflatsdesign.com

DATE: 03/Aug/21

SCALE: 1/4" = 1'

SHEET: 4



Insulation Legend

Roof Assembly (ceiling below attic)

	Component		RSI	8.776
1	Exterior Air Film		0.030	0.030
2	Roofing	Asphalt Shingle Roofing		
3	Roof Deck			
4	Insulation	Loose Fill Cellulose (340mm / 13 1/2") @ RSI 0.025 / mm	8.550	8.550
5	Vapour Barrier			
6	Gypsum	1/2"	0.076	0.076
7	Interior Air Film		0.120	0.120

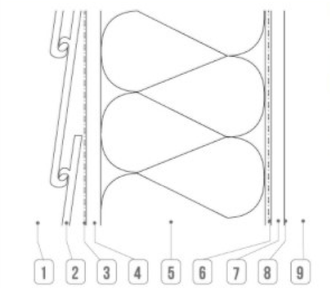
Foundation Wall

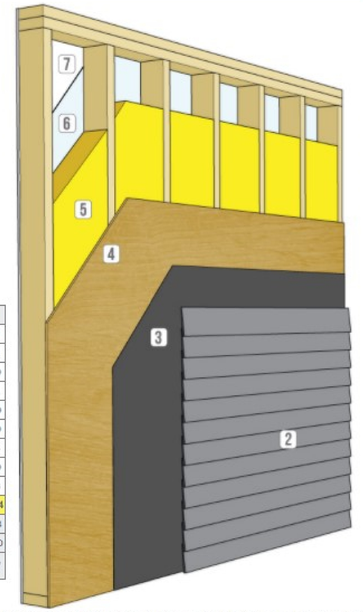
	Component		RSI		3.283
1	Concrete	8"	0.081	0.081	
2	Cladding				
3	Strapping (if applicable)				
4	Sheathing Membrane				
5	Insulation	3 1/2" XPS Sheet Insulation	3.082	3.082	
7	Vapour Barrier		0.000	0.000	
9	Interior Air Film		0.120	0.120	

Wall ID: 9725

F6.S24.I24.O.N2.V.SP.PE.1 Save This Wall

- **Reff:** 18.44
- **Rnominal:** 24
- **Framing :** 2x6 in.
- **Spacing :** 24" o.c.
- **Cavity Fill :** R24 Glass Fibre Batt
- **Structural Wood Sheathing :** 7/16 in. OSB
- **Insulating Sheathing :** None
- **Cladding :** Vinyl Siding
- **Sheathing Membrane :** House Wrap (SBPO)
- **Interior Vapour Barrier :** Polyethylene
- **Exterior Air Cavity :** None





	WALL ASSEMBLY COMPONENTS[1]	RSI	R
1	exterior air film	0.03	0.17
2	vinyl siding (no air space)	0.11	0.62
3	spun bonded polyolefin (house wrap)	0.00	0.00
4	7/16" (11.1mm) OSB sheathing	0.11	0.62
5	2x6 framing filled with R24 batt @ 24" o.c.	2.80	15.90
6	polyethylene	0.00	0.00
7	1/2" (12.7mm) gypsum board	0.08	0.45
8	finish: 1 coat latex primer and latex paint	0.00	0.00
9	interior air film	0.12	0.68
	Effective RSI / R Value of Entire Assembly	3.25	18.44
	Centre of Cavity RSI / R Value	4.68	26.54
	Installed Insulation RSI / R Value(nominal)	4.23	24.00
	Effective RSI / R Value of Assembly with Advanced Framing (advanced framing as defined by NBC9.36.2.4.(1))	3.45	19.57

Note: [1]Values are for generic insulation products. Where a specific insulation product is used in the assembly, the thermal resistance value, or long term thermal resistance value, where applicable, of that product is permitted to be used as reported by the Canadian Construction Materials Centre (CCMC) in the evaluation of such a product.

This unit is not heated.

The values on this page are premised upon a Heat Recovery Ventilation (HVR) unit NOT being installed.

Maximum U value of Doors & Windows - 1.6

Gecko Flats Design

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: **Insulation Details**

PROJECT DESCRIPTION:
Warren Williams
518 Dogwood Way Princeton B.C.

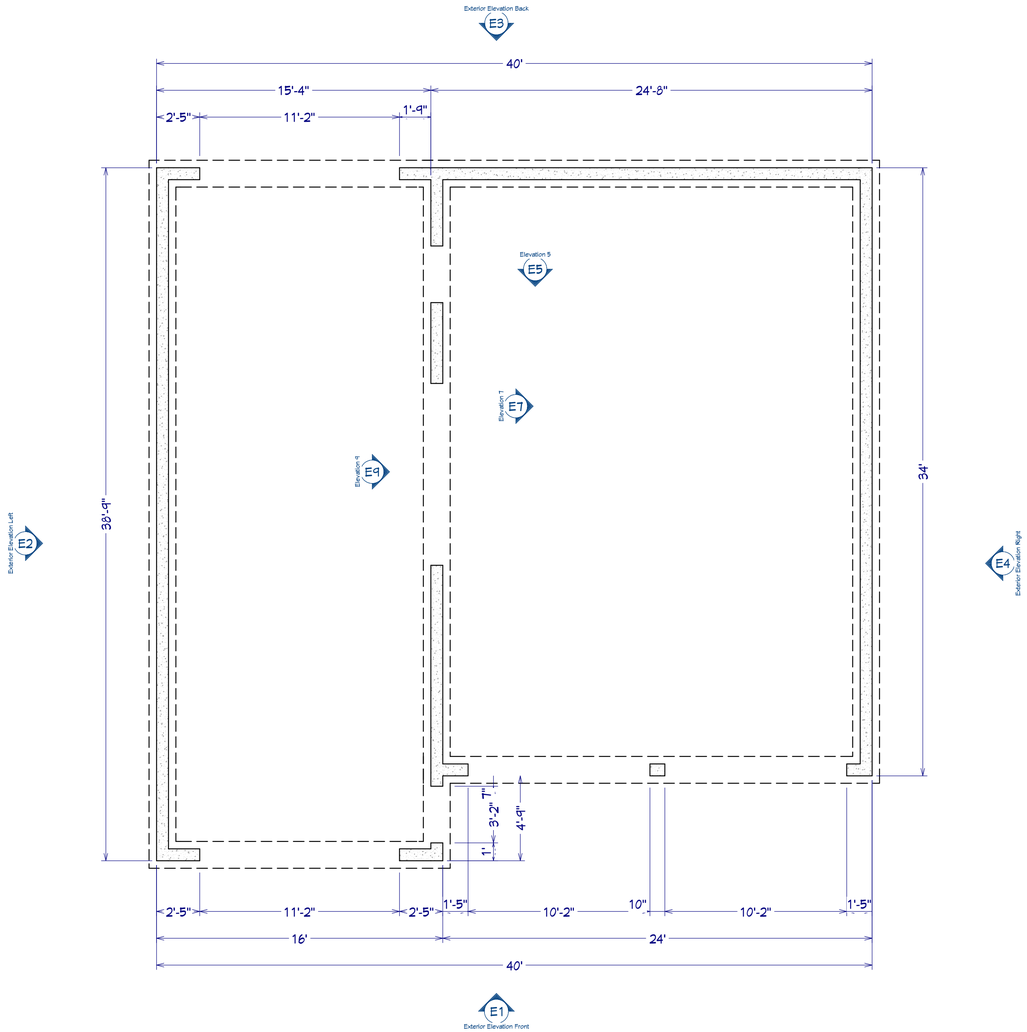
Legal Description: Parcel B, Plan KAP56749, District Lot 1 3528, Similkameen Division of Yale Land District (YDYD)
PID: 024-272-311 -581
Folio: 04606.006

DRAWINGS PROVIDED BY:
Gecko Flats Design
PO Box 681
Princeton, BC Canada V0X 1W0
Phone: 250-295-0251
Email: service@geckoflatsdesign.com

DATE: 02/July/21

SCALE: 1/4" = 1'

SHEET: 6



Foundation

Wall Type Legend

Existing 8" Stem Wall

2x6 Exterior Wall

2x6 Interior Load Bearing Wall

GENERAL CONSTRUCTION NOTES

Foundation Construction Criteria

Minimum footing depth for frost protection varies from location and/or elevation. See the cross section drawing for foundation heights.

Concrete foundations and slabs-on-grade have a minimum compressive strength of 20 mpa at 28 days.

Garage, carport and patio slabs, as well as exterior steps, have a minimum compressive strength of 32 mpa at 28 days.

Reinforcing Steel:

In footings shall be placed 3" above base
In walls and columns 1 ½" beyond the inside face of form-work.
In floor slabs shall be placed in the center of slab.

Reinforcing of ICF walls shall conform to section 9.15.4.5. of the BCBC (2018) as well as to the specifications of the ICF Bloc manufacturer.

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 back-filled 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.

Site Grading

The site shall be graded to ensure surface water is directed away from the building.

Riparian, Floodplain, and Drainage Issues

It is the owner's sole responsibility to determine if the building location will conflict with any riparian and/or floodplain regulations. All costs associated with riparian and/or floodplain issues are the sole responsibility of the owner.

Dimensions

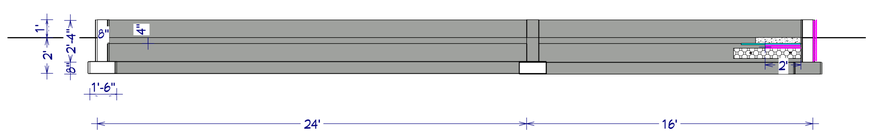
Exterior dimensions are from the outside face of exterior wall sheathing to the outside face of adjacent exterior wall sheathing.

Exterior dimensions notating an interior wall are from the outside face of exterior wall sheathing to the stud edge of the interior wall.

Door and window dimensions are from the exterior wall sheathing to the edge of the framing, or from framing edge to framing edge for windows not adjacent to an exterior wall.

Door cut-outs in foundation, 1" per side

Unless otherwise noted, the sheathing face of the exterior stud is assumed to be flush with the concrete foundation.



Foundation Cross Section
(Elevation 5)

Gecko Flats Design

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Foundation Plan

PROJECT DESCRIPTION:
Warren Williams
510 Bagot Way Princeton B.C.

Legal Description: Parcel B, Plan KAP56749, District Lot 1 3528, Similkameen Div Yale Land District (100239) & DL 3528
Folio: 00696.006 PID: 024-272-311-1581

DRAWINGS PROVIDED BY:
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DATE: 03/Aug/21

SCALE: 1/4" = 1'

SHEET: 3