



**8709 108TH AVENUE, OSOYOOS
PROPOSED DETACHED GARAGE**

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

SHEET NUMBER

1

SCALE @ 24" X 36"

DATE: Aug. 9 / 2022

DRAWN BY: D.L.P

PROJECT SUMMARY

**8709 108TH AVENUE,
OSOYOOS**

The Drafting Center
david@thedraftingcenter.com
250-495-8996



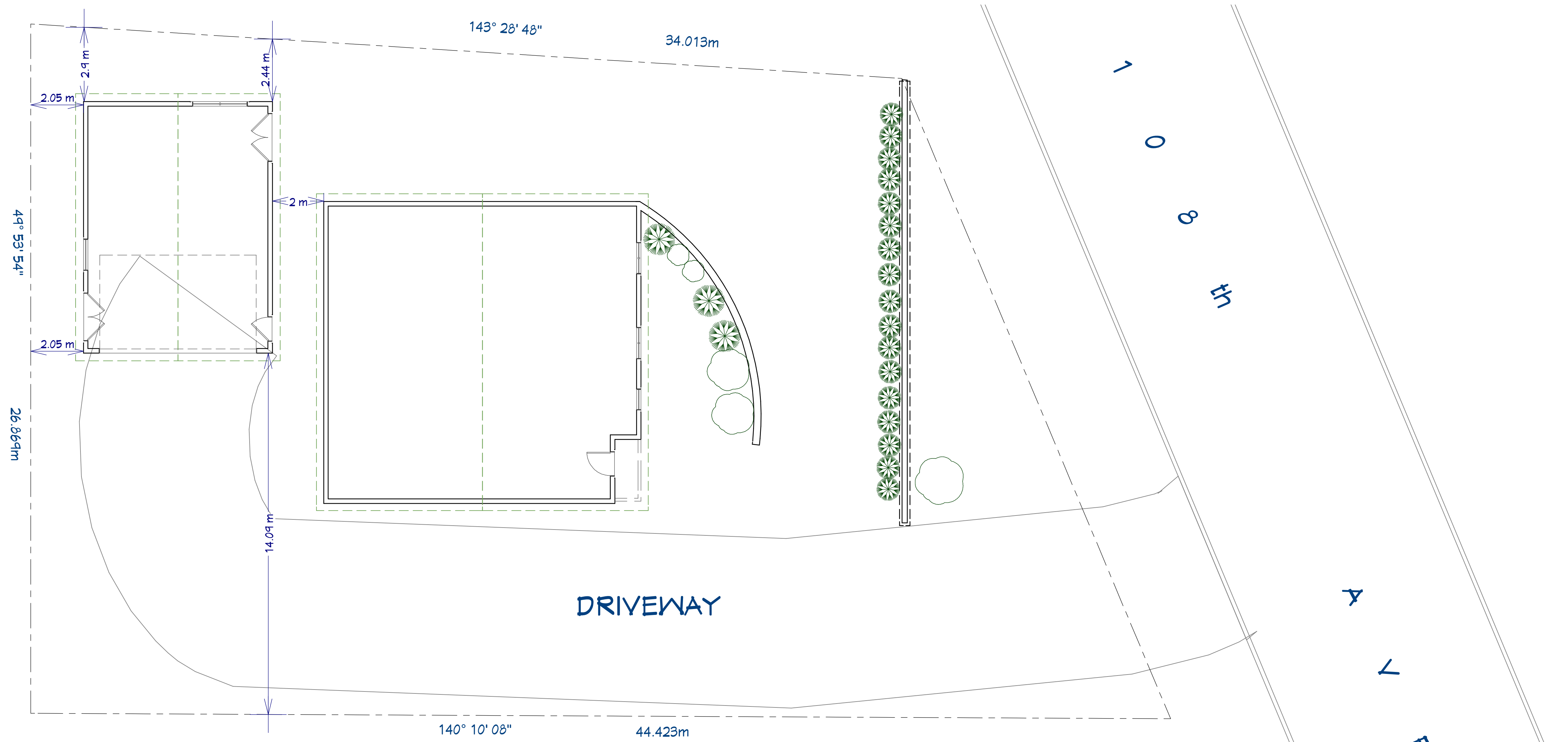
PROJECT STATISTICS:

8709 108TH AVENUE, OSOYOOS
 ZONING - AG1

LOT AREA = 10863.04 S.F. (1009.20 SM)

EXISTING DWELLING = 1529.59 S.F.
 PROPOSED DETACHED GARAGE MAIN FLOOR = 776.87 S.F.

LOT COVERAGE = FOOTPRINT OF EXISTING HOUSE + GARAGE FOOTPRINT
 2306.46 S.F. / 10863.04=21.23% OF LOT AREA



SHEET NUMBER

2

SCALE @ 24" X 36"

DATE: Aug. 9 / 2022

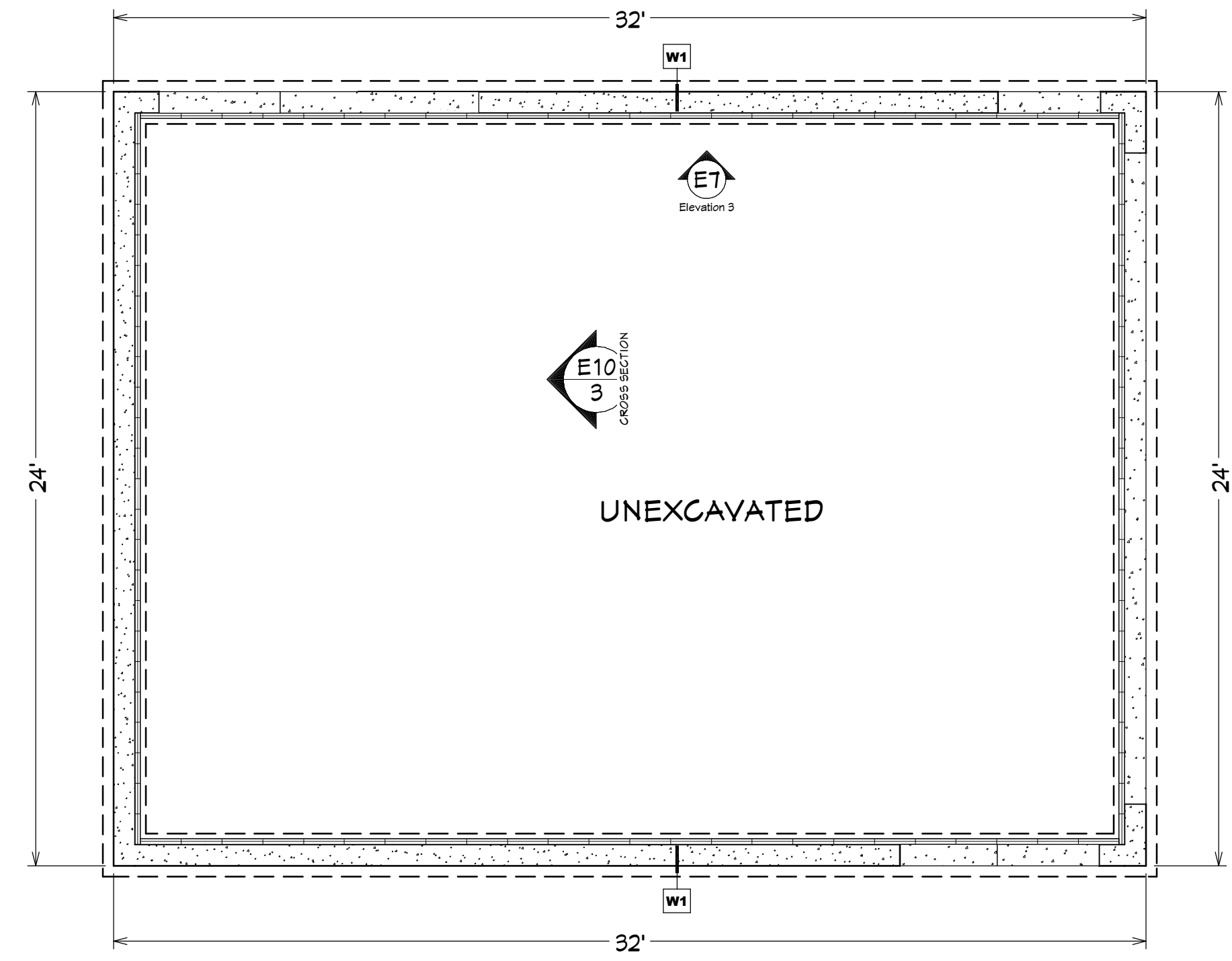
DRAWN BY: D.L.P.

PROPOSED SITE PLAN & STATISTICS

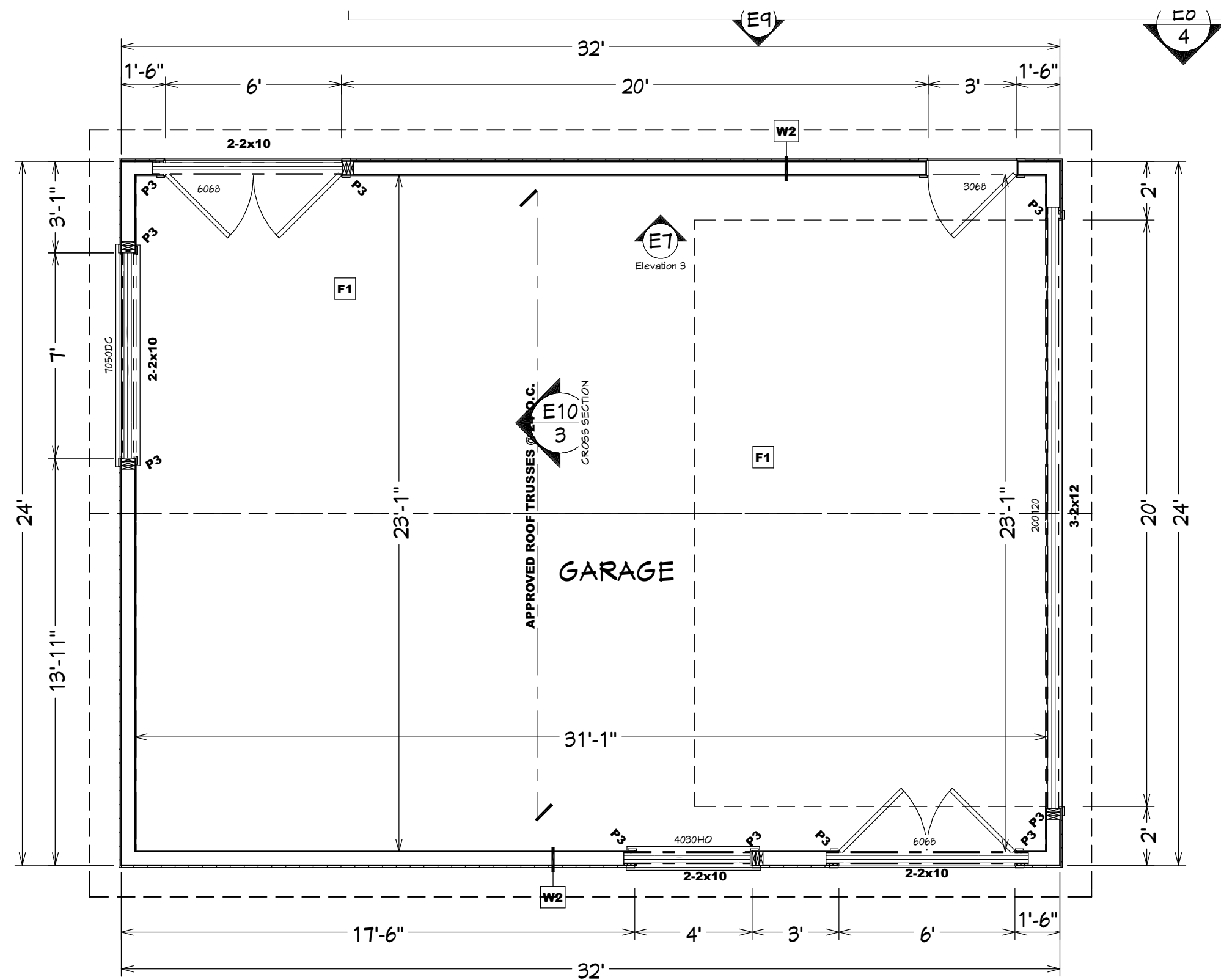
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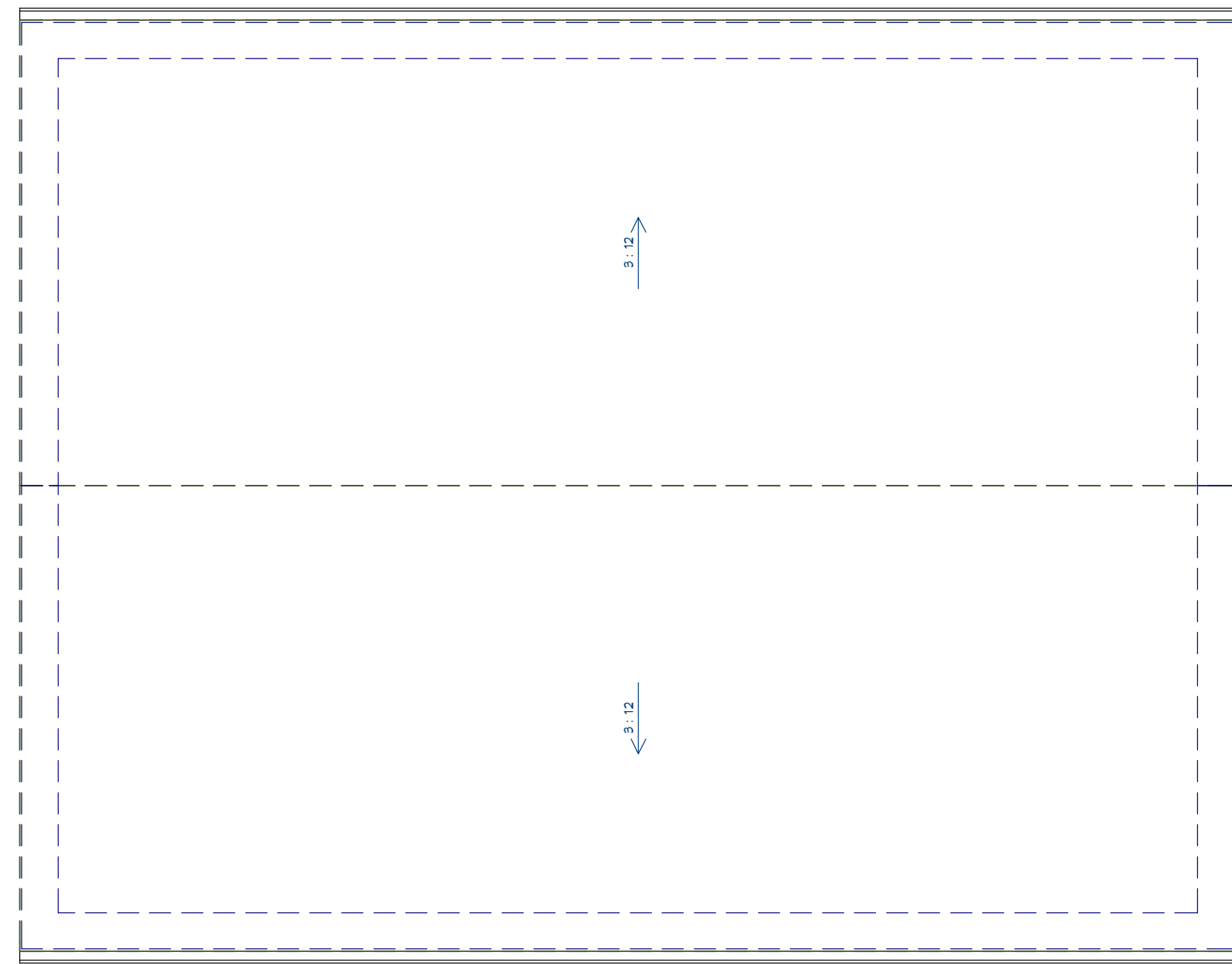




PROPOSED FOUNDATION PLAN
1/4"=1'



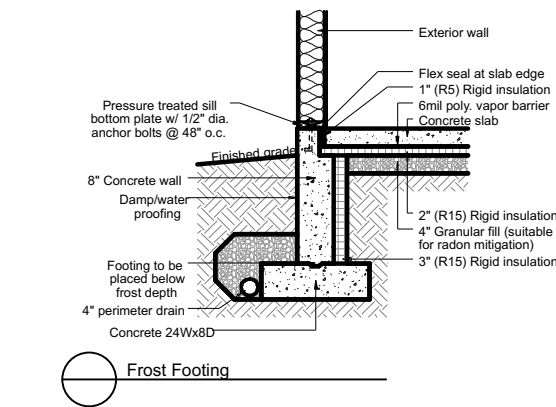
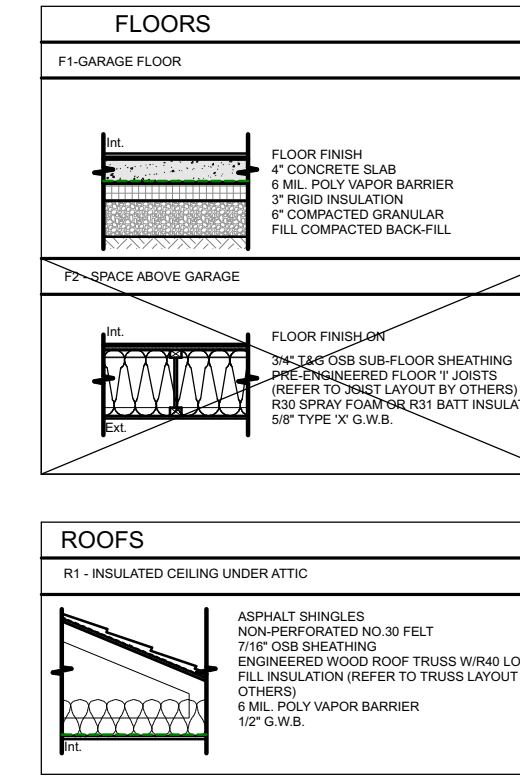
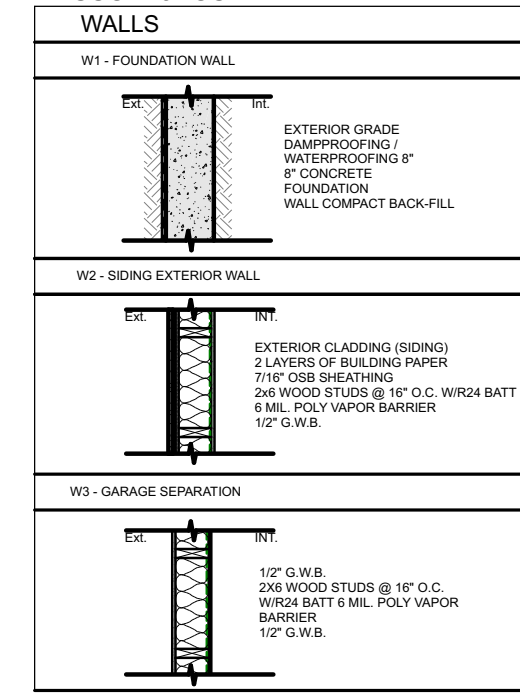
PROPOSED MAIN FLOOR PLAN
1/4"=1'



PROPOSED ROOF PLAN
1/4"=1'

CODE ANALYSIS

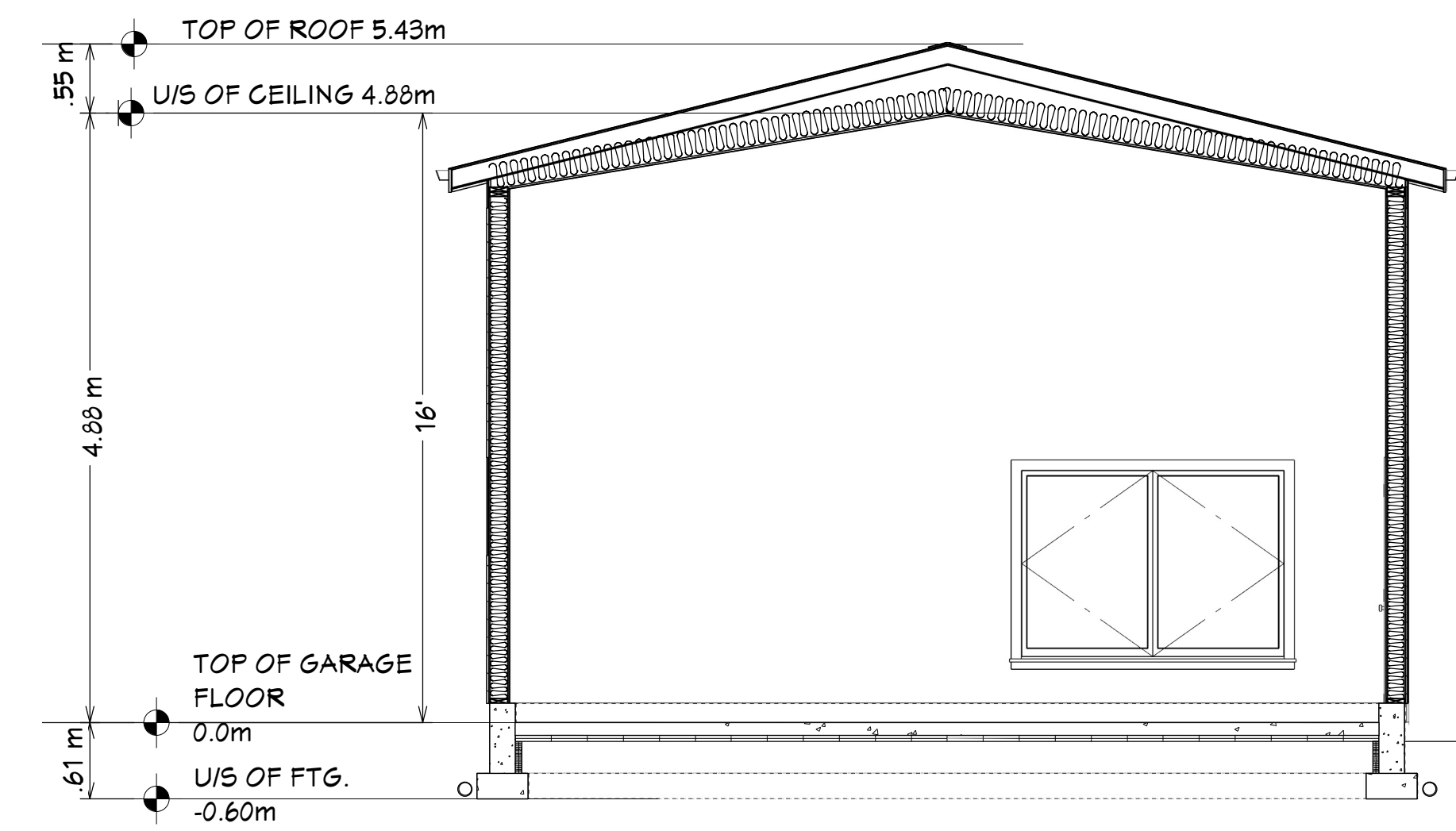
Assemblies



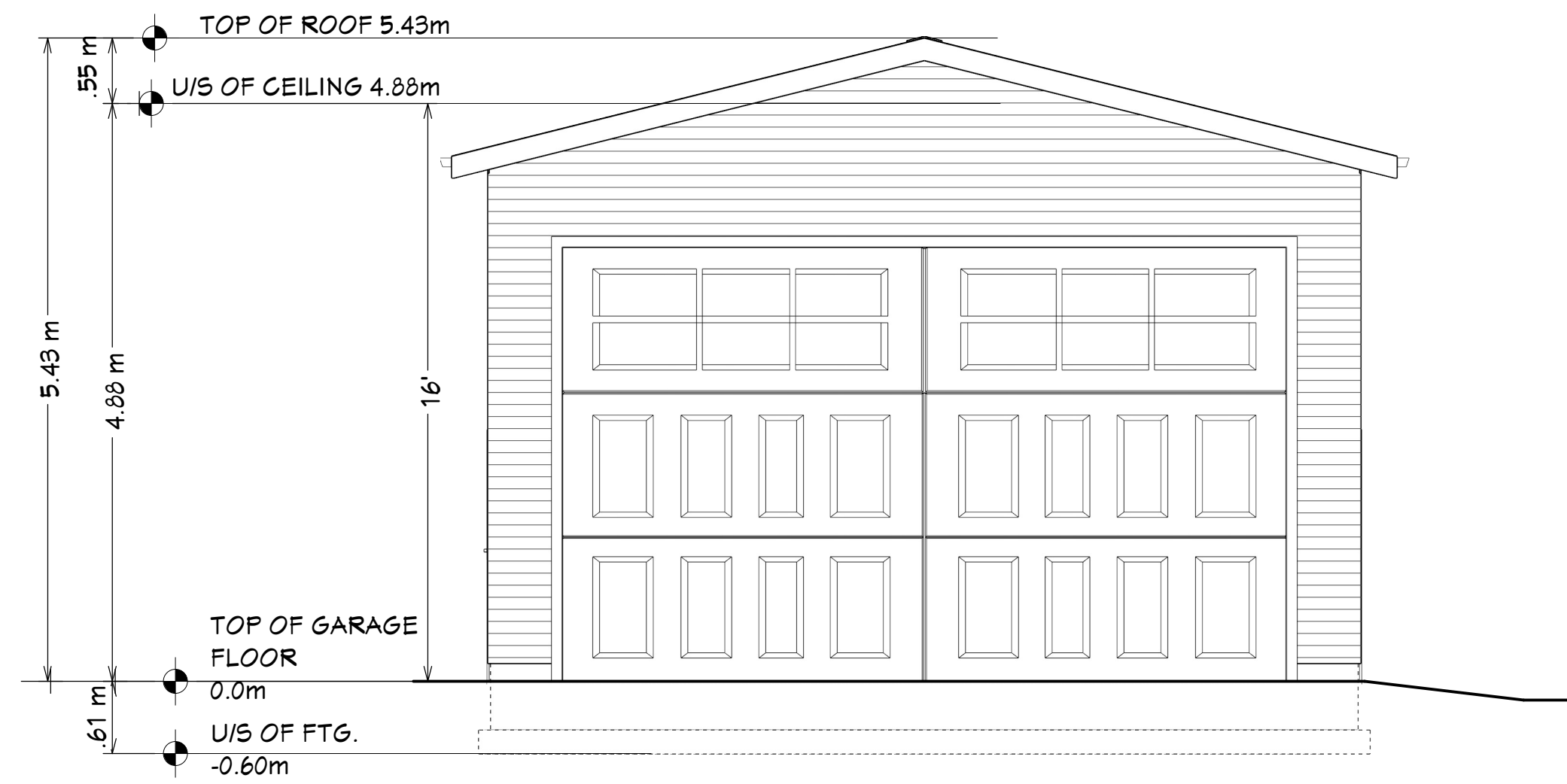
ZONE 5 - WITH HRV

PROJECT RSI TOTALS AND REQUIRED ASSEMBLIES PROVIDED

Assembly	RSI	R	Assembly	RSI	R
FLOOR OVER GARAGE	0.16	0.91	INSULATED CEILING UNDER ATTIC	0.03	0.17
INTERIOR AIR FILM	0.00	0.00	EXTERIOR AIR FILM	0.00	0.00
FLOOR FINISH	0.19	1.08	ASPHALT SHINGLE ROOFING	0.00	0.00
3/4" T&G OSB SUB-FLOOR SHEATHING	0.19	1.08	NON-PERFORATED NO.30 FELT	0.00	0.00
PRE-ENGINEERED FLOOR T JOISTS	4.55	25.84	7/16" OSB SHEATHING	0.11	0.62
WI FOAM POLYURETHANE SPRAY	0.08	0.45	PLUS 1.4" CELLULOSE INSULATION	6.90	39.18
EXTERIOR AIR FILM	0.03	0.17	3" BOTTOM CHORD CELLULOSE	1.46	8.29
5/8" TYPE 'X' GYPSUM BOARD	0.08	0.45	1 MIL POLY VAPOR BARRIER	0.00	0.00
EXTERIOR AIR FILM	0.03	0.17	2" RIGID INSULATION	2.84	14.99
TOTAL	5.04	28.51	1" COMPACTED GRANULAR FILL	0.00	0.00
REQUIRED	4.67	25.52	4" CONCRETE SLAB	0.04	0.23
			1" RIGID INSULATION	2.84	14.99
			1" COMPACTED GRANULAR FILL	0.00	0.00
			1" POLY VAPOR BARRIER	0.00	0.00
			TOTAL	2.84	14.93
			REQUIRED	6.91	35.2
STUCCO EXTERIOR WALL	0.03	0.17	SLAB ON GRADE FLOOR	0.16	0.91
EXTERIOR AIR FILM	0.00	0.00	INTERIOR AIR FILM	0.00	0.00
EXTERIOR CLADDING (SIDING)	0.00	0.00	FLOOR FINISH	0.00	0.00
7/16" OSB SHEATHING	0.11	0.62	4" CONCRETE SLAB	0.04	0.23
2X6 WOOD STUDS @ 16" O.C. W/24 BATT	2.66	15.11	1 MIL POLY VAPOR BARRIER	0.00	0.00
6 MIL POLY VAPOR BARRIER	0.00	0.00	2" RIGID INSULATION	2.84	14.99
1/2" G.W.B.	0.08	0.45	1" COMPACTED GRANULAR FILL	0.00	0.00
INTERIOR AIR FILM	0.12	0.68	COMPACTED BACK-FILL	0.00	0.00
TOTAL	2.99	17.03	TOTAL	2.84	14.93
REQUIRED	2.97	16.87	REQUIRED	1.96	11.1
GARAGE SEPARATION WALL	0.12	0.68			
INTERIOR AIR FILM	0.08	0.45			
1/2" G.W.B.	0.08	0.45			
2X6 WOOD STUDS @ 16" O.C. W/ 24 BATT	2.66	15.11			
6 MIL POLY VAPOR BARRIER	0.00	0.00			
1/2" G.W.B.	0.08	0.45			
INTERIOR AIR FILM	0.12	0.68			
TOTAL	3.06	17.37			
REQUIRED	2.81	16.00			

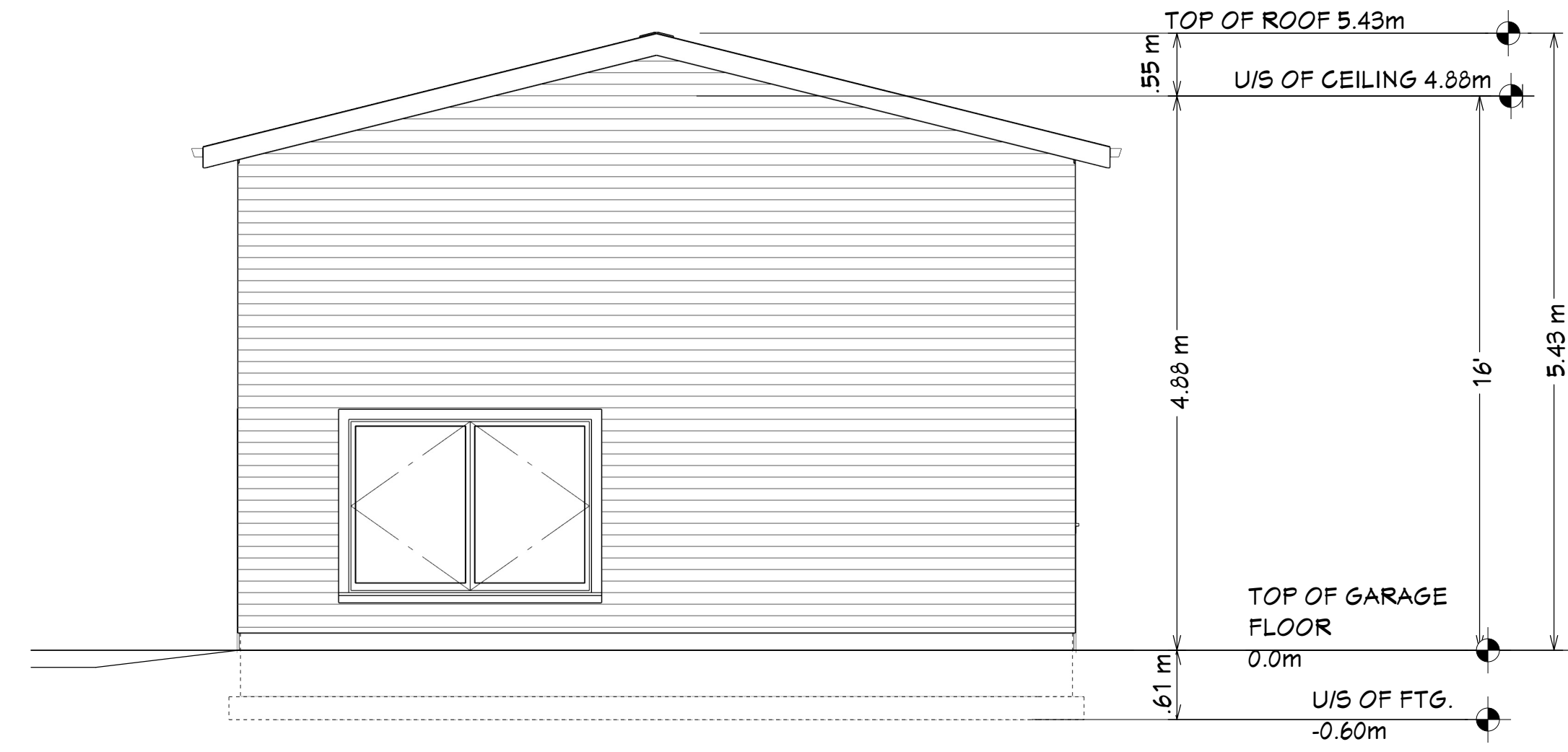


PROPOSED CROSS SECTION
1/4"=1'



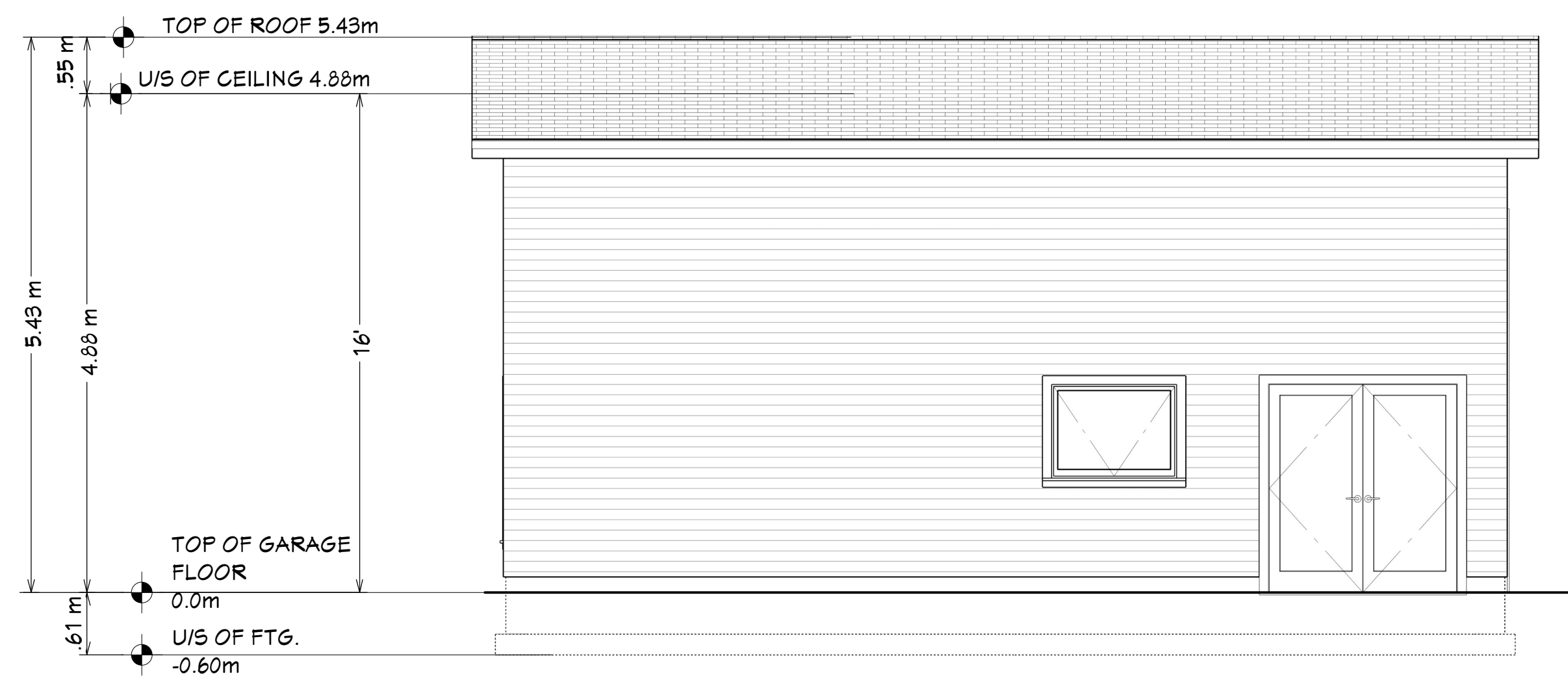
PROPOSED FRONT ELEVATION

1/4"=1'



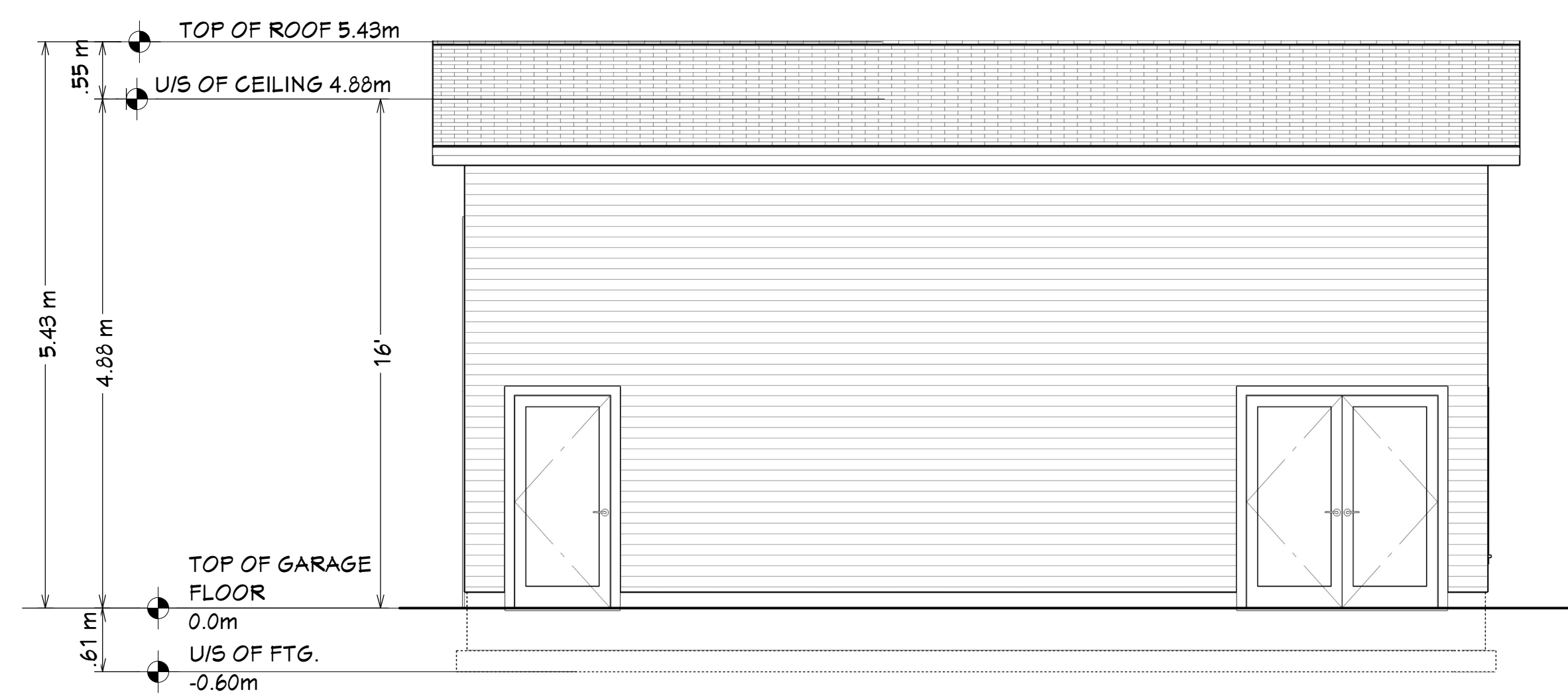
PROPOSED REAR ELEVATION

1/4"=1'



PROPOSED SIDE ELEVATION

1/4"=1'



PROPOSED SIDE ELEVATION

1/4"=1'