

# GENERAL NOTES :

THE FOLLOWING ARE TO BE INCLUDED WITH, AND BECOME PART OF THE ATTACHED WORKING DRAWINGS:

ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE B.C. BUILDING CODE OR LOCAL BUILDING CODES AND BYLAWS THAT MAY TAKE PRECEDENCE.

WHILE EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE WORKING DRAWINGS, WE CANNOT ELIMINATE ENTIRELY THE POSSIBILITY OF HUMAN ERROR. IT IS THEREFORE IMPERATIVE THAT EACH SUB-CONTRACTOR CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE WORKING DRAWINGS, AND ASSUME FULL RESPONSIBILITY FOR SAME.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB; SHALL REQUEST CLARIFICATION OF ERRORS, DISCREPANCIES, OR DOUBTFUL INFORMATION CONTAINED IN CONTRACT DRAWINGS AND DOCUMENTS. FAILURE TO OBTAIN SUCH CLARIFICATION RENDERS THE SUB-CONTRACTOR RESPONSIBLE FOR ANY RESULTING IMPROPER WORK AND COST OF RECTIFICATION.

CALCULATIONS FOR SPECIFIED STRUCTURAL MEMBERS HAVE BEEN MADE FROM TABLES COMPILED BY ACCREDITED PROFESSIONAL ENGINEERS, AND INCORPORATE STANDARD CONSTRUCTION PRACTICES. IF THE AUTHORITIES ISSUING THE BUILDING PERMIT REQUIRE AN ENGINEER'S REPORT FOR VERIFICATION, THEN THE COST OF OBTAINING SUCH A REPORT SHALL BE THE RESPONSIBILITY OF THE OWNER OR BUILDER.

THE SUB-CONTRACTOR SHALL INSTALL ALL MATERIALS, EQUIPMENT AND COMPONENTS ETC. IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ACCEPTED METHODS OF GOOD BUILDING PRACTICE.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTHS OF FROST LINES OR WATER TABLES, OR BURIED STRUCTURES, ETC.

CORRECT SITING OF THE BUILDING ON THE PROPERTY IS THE RESPONSIBILITY OF OTHERS AND IS NOT PART OF THESE WORKING DRAWINGS.

CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT EXCEED THE DESIGN LOADINGS.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DEPARTURE FROM DRAWINGS AND SPECIFICATIONS AUTHORIZED BY ANY OFFICIAL DURING THE COURSE OF CONSTRUCTION.

- 1. CONCRETE**
  - A) GENERAL: ALL CONCRETE TO BE MINIMUM 3000 P.S.I. STRENGTH AT 28 DAYS UNLESS OTHERWISE SPECIFIED.
  - B) WALLS: GRADES SHOWN ARE ARBITRARY. OWNER OR BUILDER TO STEP CONCRETE WALLS TO SUIT GRADE AND ADJUST THICKNESS OF WALLS TO CONFORM TO THE CURRENT B.C. BUILDING CODE. RETAINING WALLS OTHER THAN THE FOUNDATION WALLS OF THE BUILDING ARE BEYOND THE SCOPE OF THESE DRAWINGS.
  - C) FOOTINGS: CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL AT AN ELEVATION BELOW THE FROST LINE. FOOTINGS SHOWN ON THIS DRAWING HAVE BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF 2000 P.S.F. IF A LESSER BEARING CAPACITY IS ENCOUNTERED THEN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO HAVE THE FOOTINGS REDESIGNED TO SUIT EXISTING CONDITIONS.
  - D) RETAINING WALLS: BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT RETAINING WALLS UNTIL:
  - I) CONCRETE OR MASONRY GROUT HAS REACHED ITS SPECIFIED 28-DAY STRENGTH.
  - II) AND, THE STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE THE WALLS IS COMPLETE AND FULLY NAILED AND ANCHORED.
  - E) REINFORCEMENT SHALL BE PLACED ACCORDING TO GOOD BUILDING PRACTICE AND ADEQUATELY SUPPORTED BY CONCRETE, METAL, OR OTHER APPROVED CHAIRS, SPACERS OR TIES AND SECURED AGAINST MOVEMENT DURING POURING OF CONCRETE.

- 2. FRAMING**
  - A) THIS PLAN IS DESIGNED FOR A 40 P.S.F. SNOW LOAD AND A 10 P.S.F. DEAD LOAD. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR BUILDER TO DETERMINE THE SNOW LOAD IN THE AREA IN WHICH THE BUILDING IS BEING BUILT AND TO MAKE ADJUSTMENTS TO THE SIZE OF THE STRUCTURAL MEMBERS TO COMPENSATE FOR ADDITIONAL LOADING, TO THE SATISFACTION OF LOCAL BUILDING AUTHORITIES.
  - B) THE DESIGN OF MEMBERS USED FOR STRUCTURAL PURPOSES HAS BEEN BASED ON NO. 2 OR BETTER DOUGLAS FIR AS SHOWN IN THE MOST RECENT EDITION OF THE B.C. BUILDING CODE. THE USE OF DIFFERENT SPECIES OF WOOD MUST CONFORM TO THE CODE.
  - C) PREMANUFACTURED WOOD BEAMS SUCH AS "MICROLAM" OR "PARALLAM" HAVE BEEN DESIGNED USING THE MANUFACTURER'S SPECIFICATIONS BUT SIZES AND LOADS MUST BE VERIFIED BY THE MANUFACTURER PRIOR TO CONSTRUCTION.
  - D) ALL LINTELS TO BE 2-2X10 UNLESS OTHERWISE NOTED. ALL LOAD BEARING BEAMS AND LINTELS SHALL HAVE 3/12" MINIMUM BEARING.
  - E) TRUSS LAYOUT AS SHOWN ON THE WORKING DRAWINGS MUST BE VERIFIED BY THE TRUSS MANUFACTURER BEFORE STARTING CONSTRUCTION.
  - F) ALL CONCRETE WOOD CONTACTS SHALL BE DAMPROOFED WITH AN APPROVED SILL GASKET OR PRESERVED WOOD FOUNDATION MATERIAL.
  - G) FLASH OVER ALL EXTERIOR OPENINGS.
  - H) CAULK UNDER EXTERIOR DOORS AND BOTH SIDES OF CHIMNEY.
  - I) FLOOR JOISTS SHALL BE DOUBLED UNDER ALL PARTITIONS PARALLEL TO THE JOISTS.

- 3. PLUMBING & ELECTRICAL**

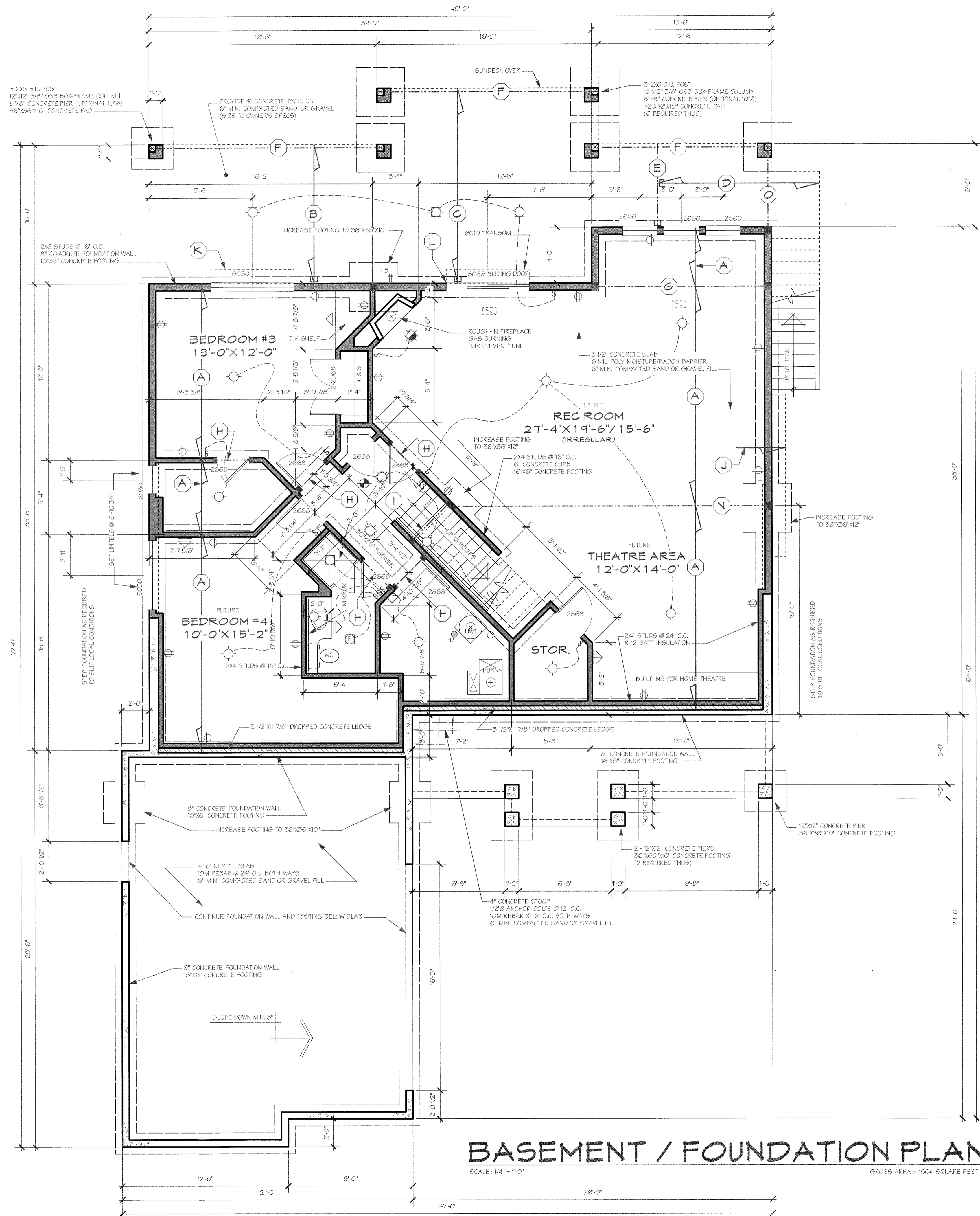
ALL MATERIALS, EQUIPMENT AND METHODS OF INSTALLATION SHALL BE IN ACCORDANCE WITH THE CONDITIONS AS PROVIDED FOR IN THE B.C. BUILDING AND ELECTRICAL CODES, AND APPLICABLE LOCAL CODES, WHEN THE OWNER'S PROPERTY IS NOT LOCATED ON A MUNICIPAL SEWER SYSTEM THE OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMISSION OF PLANS TO THE BUILDING OR HEALTH DEPARTMENT FOR APPROVAL OF A SEPTIC TANK AND DRAIN FIELD IN ACCORDANCE WITH CURRENT LOCAL REQUIREMENTS.

- 4. MASONRY**

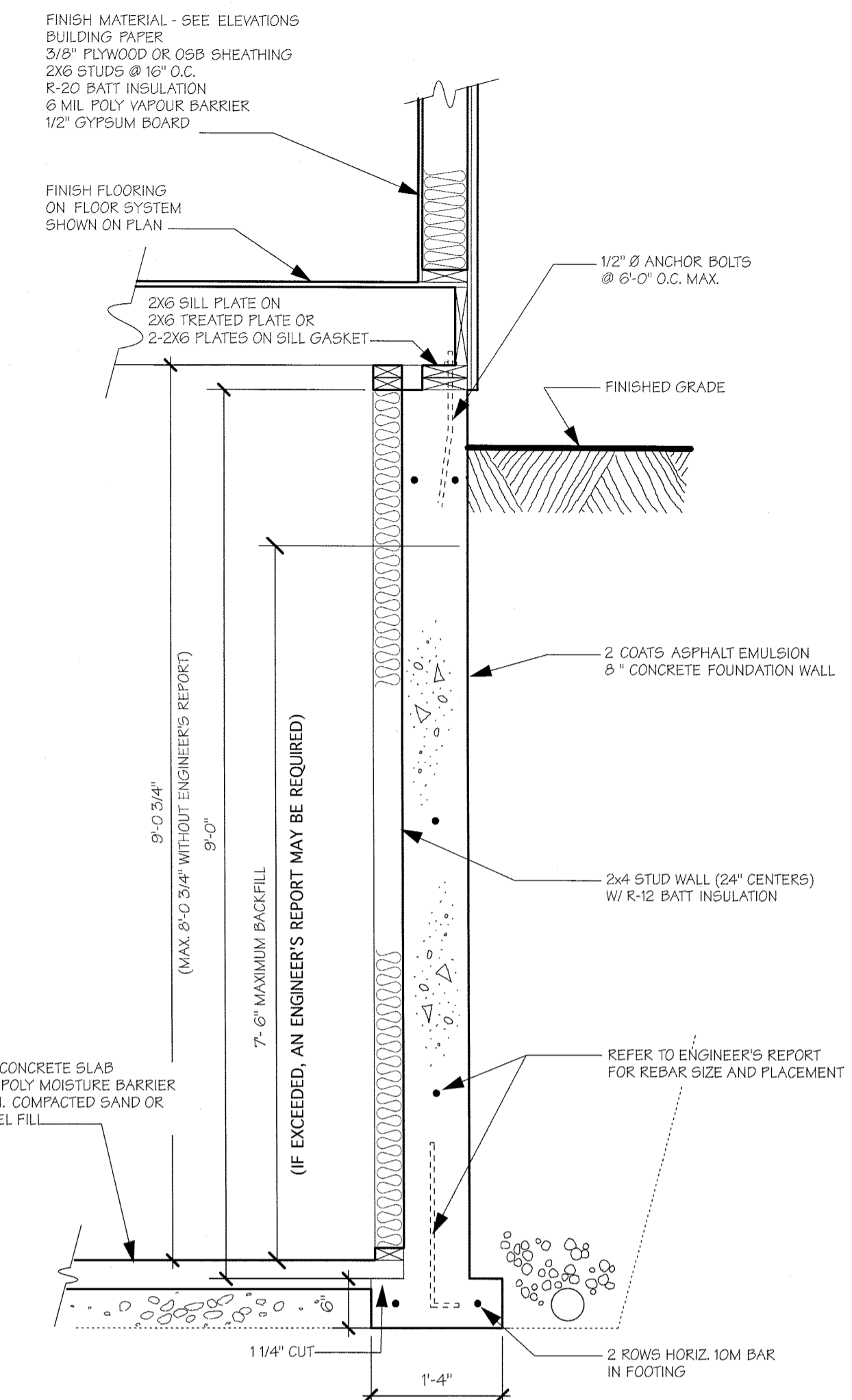
CHIMNEY AND FIREPLACE CONSTRUCTION TO COMPLY WITH THE APPLICABLE SECTIONS IN THE MOST RECENT EDITION OF THE B.C. BUILDING CODE.

- 5. HEATING**
  - A) HEATING SYSTEM TO BE NATURAL GAS FORCED AIR, UNLESS SPECIFIED OTHERWISE.
  - B) ALL HOT AIR DUCTS TO BE OVERHEAD IN BASEMENT, UNLESS SPECIFIED OTHERWISE.
  - C) HEATING AND VENTILATING SYSTEM TO BE DESIGNED AND INSTALLED FOR MAXIMUM EFFICIENCY BY QUALIFIED HEATING CONTRACTOR.

- 6. WINDOWS/UNPROTECTED OPENINGS**
  - A) WINDOW SIZES MAY BE AFFECTED BY LIMITING DISTANCE (PROXIMITY TO PROPERTY LINE) AND EXPOSED BUILDING FACE. CONFIRM WITH AUTHORITIES HAVING JURISDICTION AND ADJUST AS REQUIRED.
  - B) VENTING OF WINDOWS (SLIDING, CASEMENT, ETC.) - CONFIRM WITH OWNER AS TO TYPE AND SIZE OF VENTING (TO MIN. REQUIREMENTS OF THE B.C. BUILDING CODE)



**BASEMENT / FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"  
GROSS AREA = 1504 SQUARE FEET



**8" FOUNDATION WALL DETAIL**  
SCALE: 3/4" = 1'-0"

- A) 11 7/8" WOOD 1" FLOOR JOISTS @ 19.2" O.C.
- B) 2X10 DECK JOISTS @ 16" O.C. W/ 1 ROW 2X2 CROSS BRIDGING
- C) 2X10 DECK JOISTS @ 12" O.C. W/ 1 ROW 2X2 CROSS BRIDGING
- D) 2X10 DECK JOISTS @ 16" O.C.
- E) 3 PLY - 2X10 B.U. FLUSH BEAM
- F) 4 PLY - 2X12 B.U. BEAM
- G) 4 PLY - 2X10 B.U. BEAM
- H) 2 PLY - 2X10 B.U. BEAM/LINTEL
- I) 2 - 2X12 B.U. FLUSH BEAM
- J) TURN & LADDER JOISTS @ 16" O.C. W/ R-22 BATT INSULATION
- K) INCREASE LINTEL TO 3 - 2X12
- L) INCREASE LINTEL TO 3 - 2X12
- M) N/A
- N) ENGINEERED STEEL BEAM
- O) 3 PLY - 2X10 B.U. BEAM

NOTE THAT HEAT REGISTERS ARE SHOWN FOR APPROXIMATE LOCATION ONLY. HEATING CONTRACTOR TO CONFIRM WITH OWNER PRIOR TO INSTALLATION. IN THE EVENT THAT STRUCTURAL ELEMENTS SUCH AS BEAMS MAKE IT DIFFICULT OR COSTLY TO PLACE A REGISTER IN THE ROOM IT MAY BE PERMISSIBLE TO SUBSTITUTE A THERMOSTATICALLY-CONTROLLED ELECTRIC BASEBOARD HEATER (CONFIRM WITH OWNER)

NOTE: MANUFACTURED JOIST SPACING AND DEPTH TO BE CONFIRMED W/ MANUFACTURER PRIOR TO CONSTRUCTION.

NOTE THAT PROXIMITY TO PROPERTY LINES MAY HAVE A BEARING ON SIZE OF UNPROTECTED OPENINGS. CONFIRM AND ADJUST AS REQUIRED TO SUIT LOCAL BUILDING AUTHORITIES.

NOTE: EXTERIOR LINTELS TO BE SET @ 7'-10 3/4" UNLESS NOTED OTHERWISE. INTERIOR LINTELS TO BE SET @ 6'-10 3/4" UNLESS OPTIONAL 12" DEEP TRANSOMS ARE PROVIDED OVER 6'-8" DOORS OR OPTIONAL 7'-9" DOOR UNITS ARE USED.

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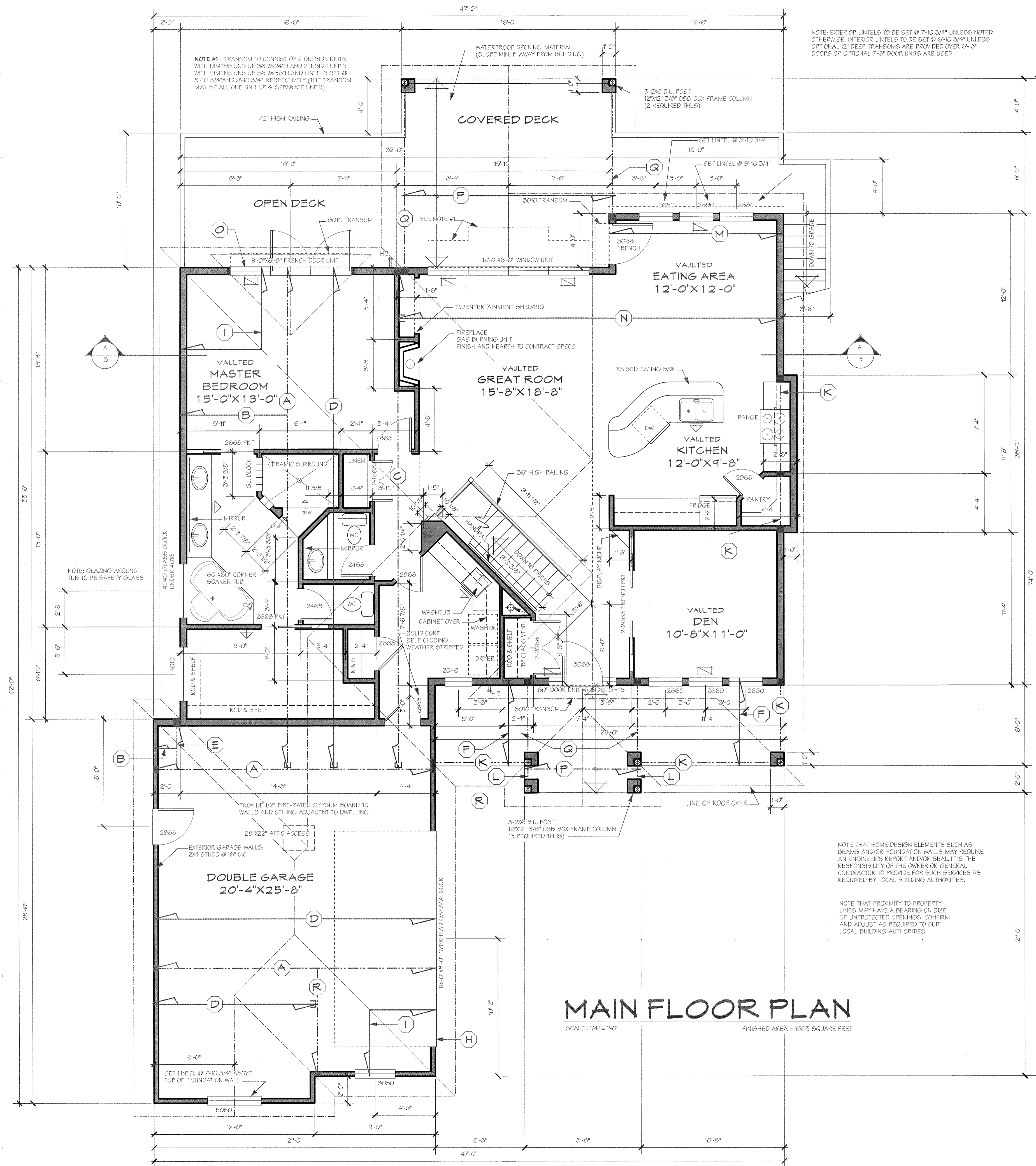
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DESIGN	M. Fedoruk
DRAWN	M. Fedoruk
DATE	August 24, 2004
SCALE	As Noted

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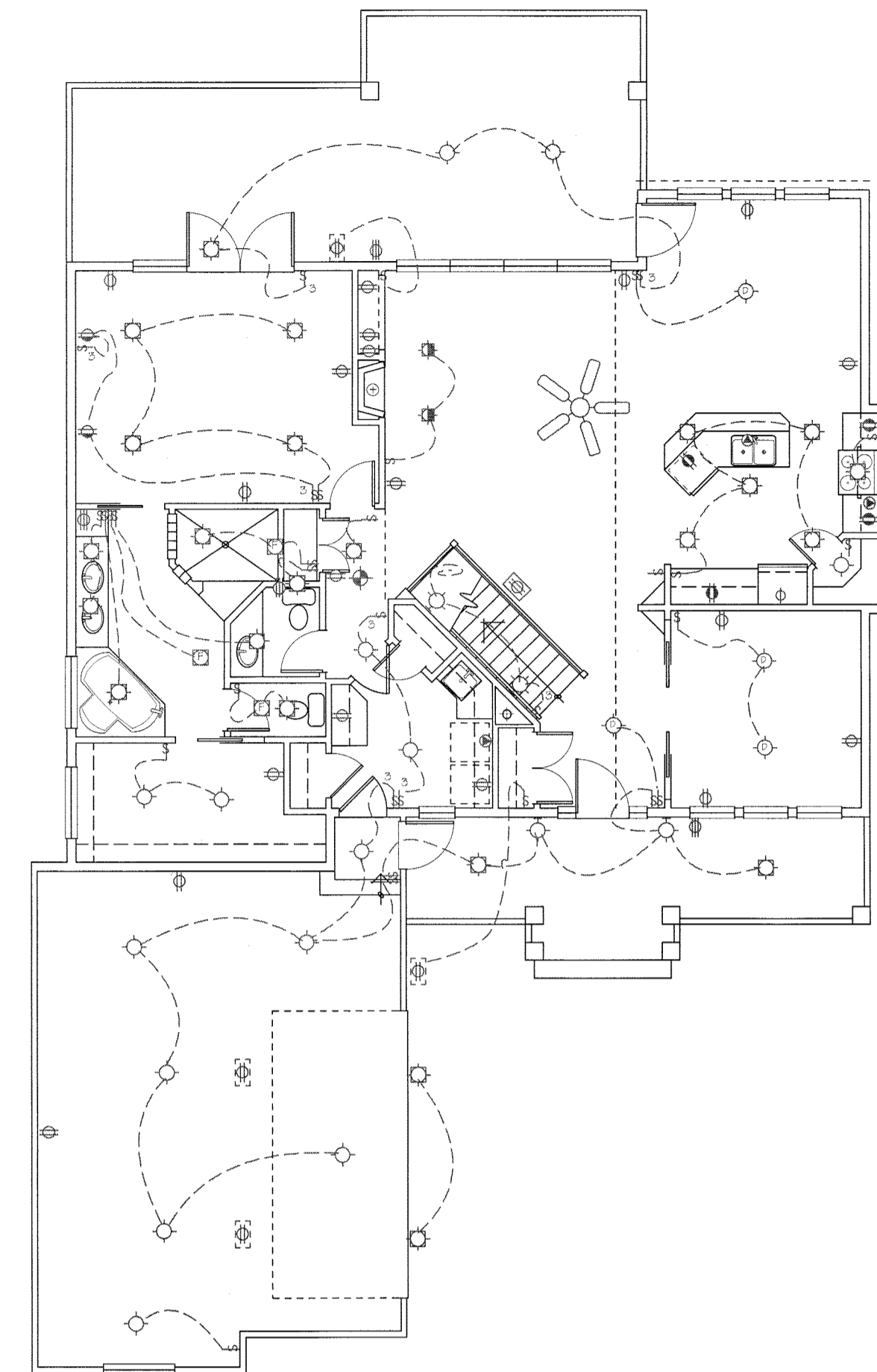
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**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0" FINISHED AREA = 1503 SQUARE FEET

**SYMBOLS**

- FAN
- CEILING LIGHT
- DROPPED CEILING LIGHT
- WALL LIGHT
- WALL WASHER
- OUTLET
- SPECIAL OUTLET - 220V
- OUTLET - APPLIANCE
- OUTLET - CEILING
- OUTLET - FLOOR
- OUTLET - GROUND FAULT INTERRUPT CIRCUIT
- OUTLET - SINGLE
- OUTLET - SPLIT CIRCUIT
- POTLIGHT - WALL WASHER
- POTLIGHT
- SMOKE ALARM
- SWITCH
- SWITCH - 3 WAY OR 4 WAY
- SWITCH - DIMMER
- REGISTER - WALL
- REGISTER - FLOOR
- REGISTER - CEILING
- TELEVISION OUTLET
- TELEPHONE OUTLET
- TRACK LIGHTING



**MAIN FLOOR ELECTRICAL LAYOUT**  
SCALE: 1/8" = 1'-0"

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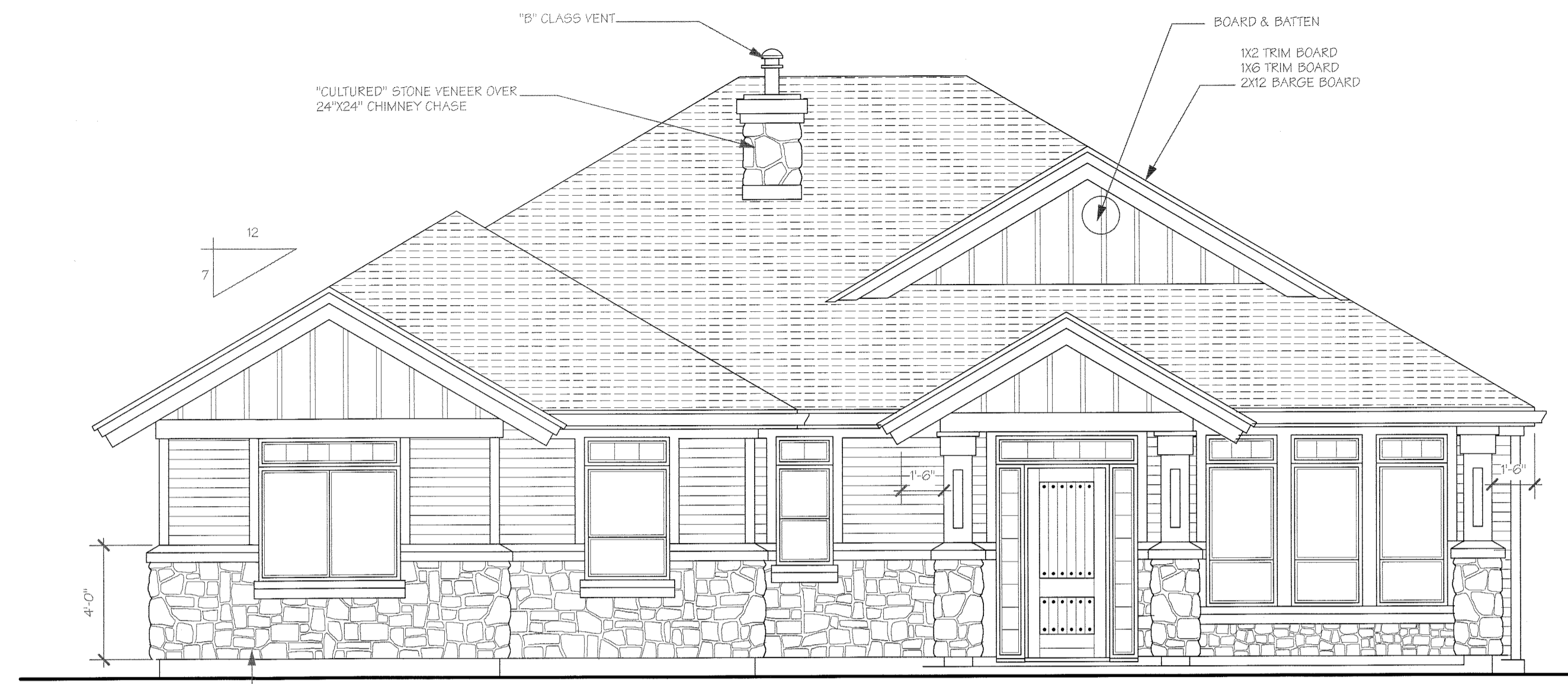
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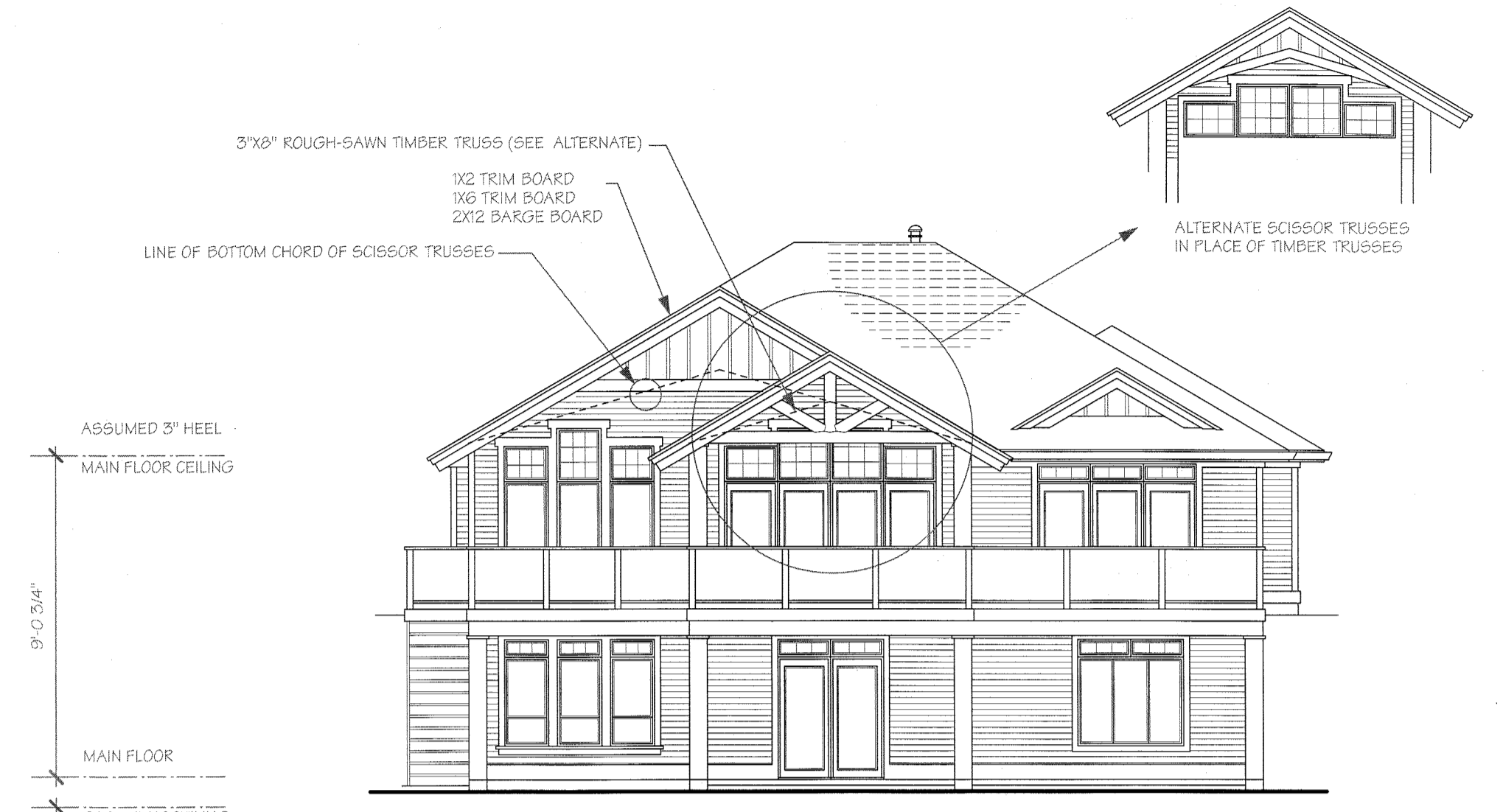
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# GENERAL SPECIFICATIONS

- 1 **ROOF**  
ASPHALT/FIBERGLASS SHINGLES  
APPROVED BUILDING PAPER  
7/16" T&G PLYWOOD SHEATHING  
ENGINEERED ROOF TRUSSES @ 24" O.C.
- 2 **CEILING**  
R-40 BATT OR LOOSE-FILL INSULATION  
6 MIL POLY VAPOUR BARRIER  
5/8" GYPSUM BOARD (OR 1/2" CEILING BOARD)
- 3 **FASCIA / SOFFIT**  
4" X 5" ALUMINUM GUTTER (FASCIA GUTTER)  
2" X 4" FASCIA BOARD (OR AS NOTED)  
PERFORATED ALUMINUM SOFFIT  
(NOTE: PROVIDE INSULATION Baffles BETWEEN EACH TRUSS W/ MIN. 2" CLEAR AIRSPACE)
- 4 **EXTERIOR WALL**  
FINISH MATERIAL - REFER TO ELEVATIONS  
APPROVED BUILDING PAPER  
3/8" PLYWOOD OR ORIENTED STRAND BOARD SHEATHING  
R-20 BATT INSULATION  
2" X 6" STUDS @ 16" O.C. (OR AS NOTED)  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD
- 5 **INTERIOR PARTITION**  
2" X 4" STUDS @ 16" O.C. (OR AS NOTED)  
1/2" GYPSUM BOARD - BOTH SIDES (MAIN FLOOR ONLY)
- 6 **MAIN FLOOR**  
FINISH FLOORING  
5/8" T&G PLYWOOD SUBFLOOR (GLUED AND SCREWED)  
1 1/8" WOOD 1" FLOOR JOISTS @ 19.2" O.C. (CONFIRM W/ MANUFACTURER)  
1/2" GYPSUM BOARD (OVER FINISHED AREAS ONLY)
- 7 **BASEMENT FLOOR**  
3 1/2" CONCRETE SLAB  
6 MIL POLY MOISTURE/RADON BARRIER  
6" MIN. COMPACTED SAND OR GRAVEL FILL (MAX. 5/8" DIA. AGGREGATE COMPACTED TO 95% DENSITY)
- 8 **GARAGE FLOOR (NOT SHOWN)**  
4" CONCRETE SLAB - MAINTAIN MIN. 4" CLEAR FROM TOP OF FOUNDATION WALL  
6" MIN. COMPACTED SAND OR GRAVEL FILL (MAX. 5/8" DIA. AGGREGATE COMPACTED TO 95% DENSITY)
- 9 **PLATE TO FOUNDATION CONNECTION**  
2" X 6" WOOD PLATE (OR AS NOTED)  
APPROVED SILL GASKET  
1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C. MAX.  
(NOTE: WOOD IN CONTACT WITH CONCRETE MUST BE PROTECTED EITHER BY TREATMENT OR BY THE USE OF AN APPROVED SILL GASKET)
- 10 **EXTERIOR FOUNDATION WALL (BASEMENT)**  
2 COATS ASPHALT EMULSION - APPLY TO EXTERIOR PERIMETER UP TO GRADE (PARAPETS WHERE EXPOSED)  
8" CONCRETE FOUNDATION WALL (OR AS NOTED)  
2X4 PERIMETER STUD WALL (24" CENTERS)  
W/ R-12 BATT INSULATION  
16" X 6" CONCRETE FOOTING
- 11 **INTERIOR FOUNDATION WALL**  
6" CONCRETE CURB  
16" X 6" CONCRETE FOOTING
- 12 **DRAINAGE**  
4" DRAIN TILE (REQUIRES DRAIN ROCK PIT 24" IN DIAMETER AND 48" DEEP IF ON SEPTIC FIELD - TO BE VERIFIED)  
6" MIN. DRAIN ROCK
- 13 **STAIRS** (9'-0" 3/4" CEILING)  
RUN - 9' 1/2"  
NOISING - 1"  
TREAD - 10 1/2"  
RISE - 7' 9/16"  
HANDRAIL - 2'-8" HIGH FROM NOSING  
HEADROOM - 6'-4 3/4" HIGH (MIN.) FROM NOSING
- 14 **EXTERIOR RAILING**  
ALUMINUM RAILING  
(INSTALL TO MANUFACTURER'S SPECS.)
- 15 **SUNDECK**  
WATERPROOF DECKING MATERIAL  
5/8" T&G EXTERIOR PLYWOOD (GLUED AND SCREWED)  
2" X 10" DECK JOISTS @ 16" O.C. (OR AS NOTED)

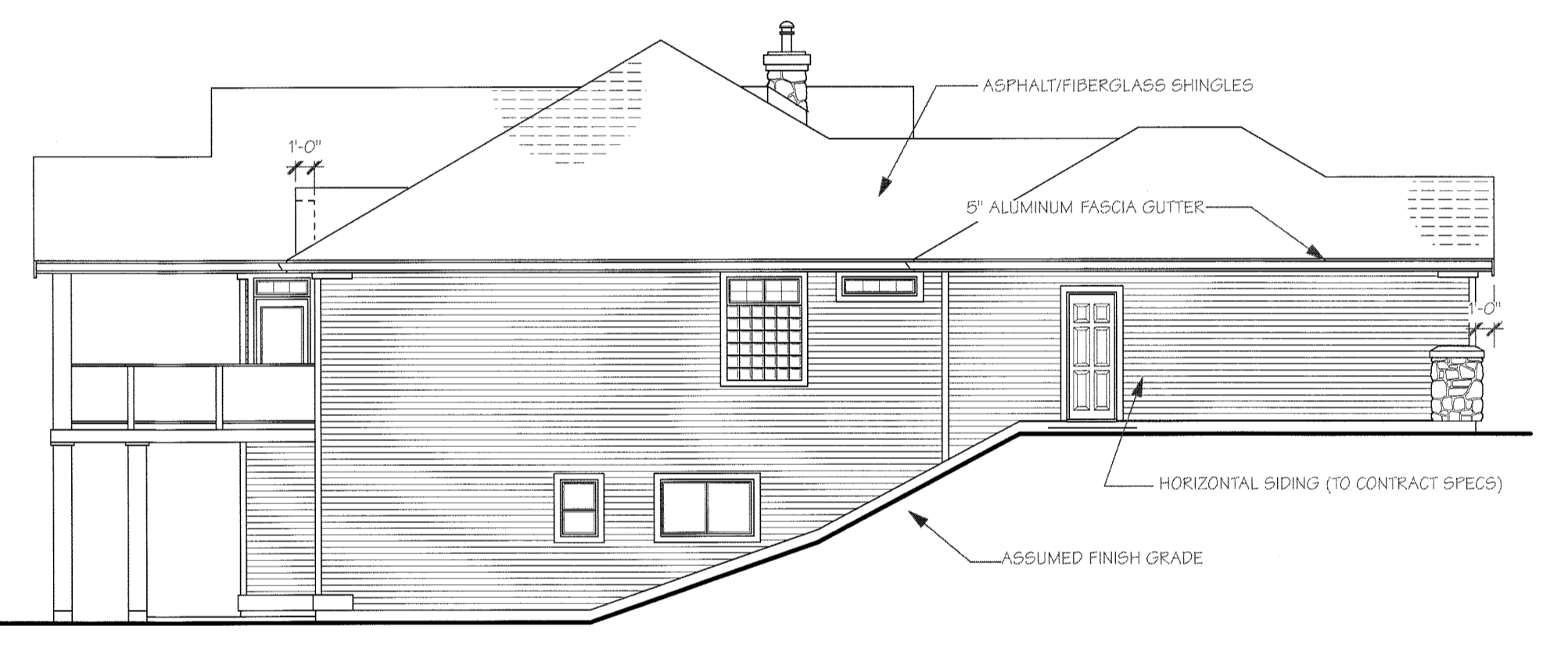


**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

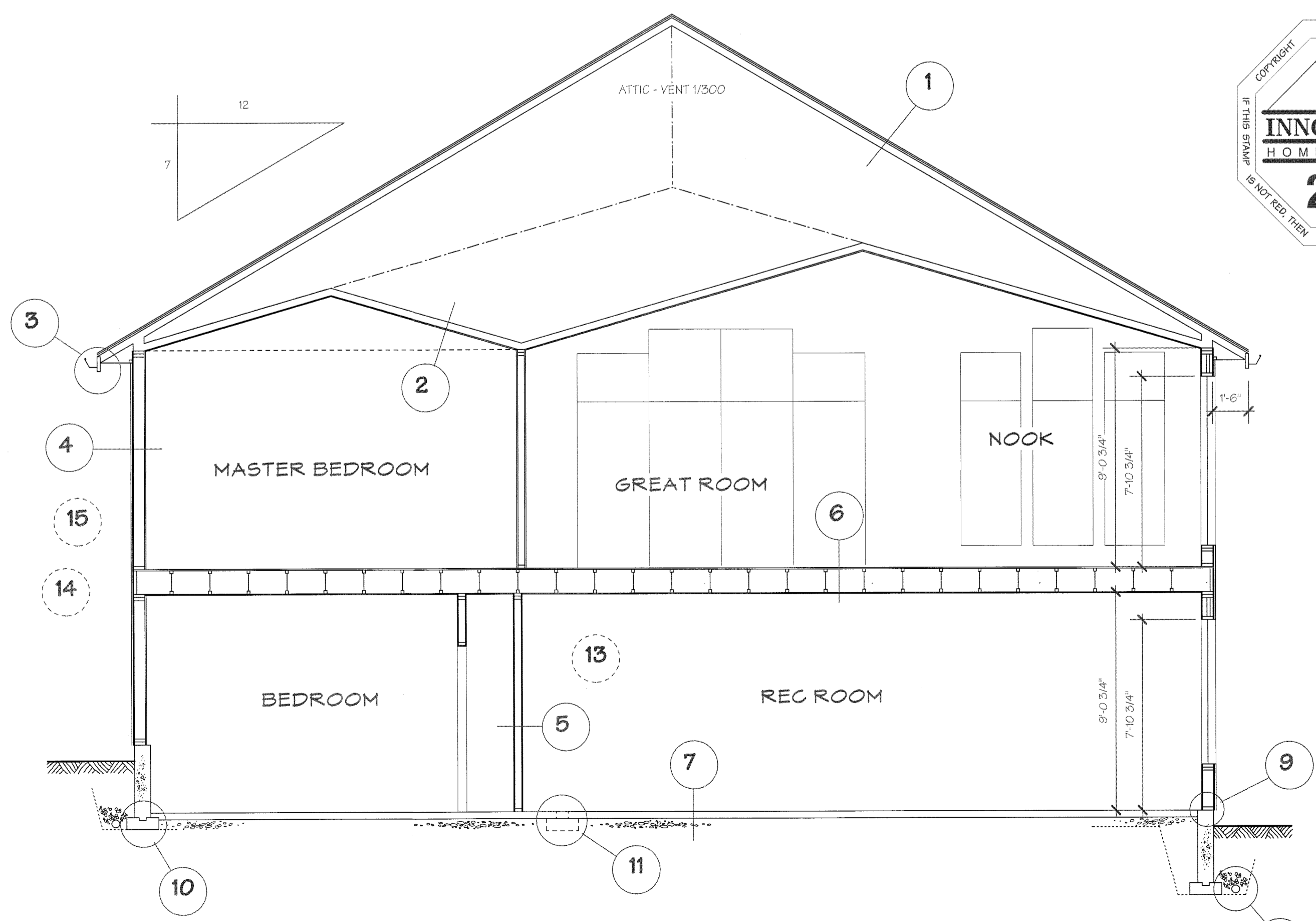


**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

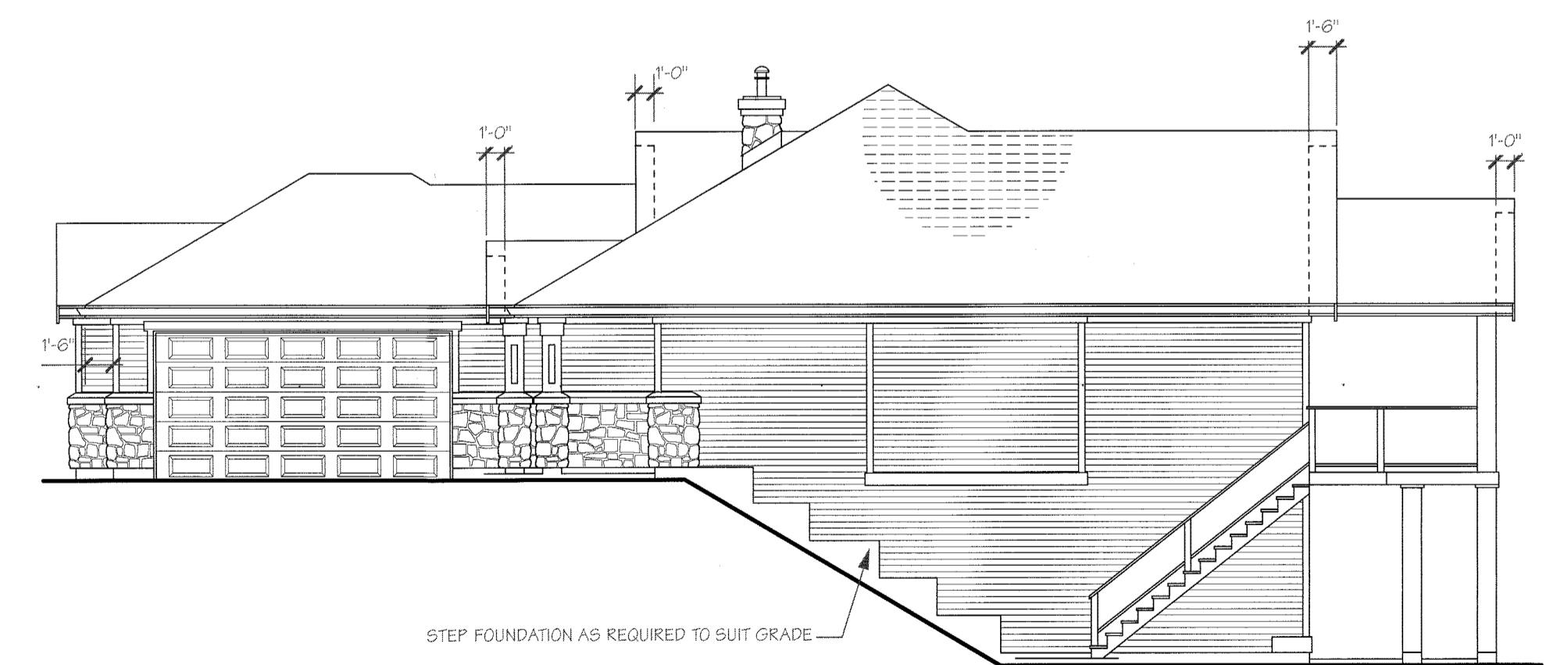
**NOTE:**  
- WINDOW VENTING TO BE TO OWNER'S SPECIFICATIONS IE: SLIDING OR CASEMENT UNITS, WOOD, VINYL OR METAL FRAMES (THE B.C. BUILDING CODE REQUIRES AN UNOBSTRUCTED OPENING OF MIN. WIDTH AND/OR HEIGHT OF 16" (380MM) AND AN AREA OF 3.77 SQ. FT. (0.35 SQ. M.) FOR BEDROOMS WITH THE BOTTOM OF THE OPENING NO MORE THAN 4'-11" (1.5M) ABOVE THE FLOOR)  
- ANY MUNTIN BARS SHOWN ARE OPTIONAL - REFER TO CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**CROSS SECTION A/A**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

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