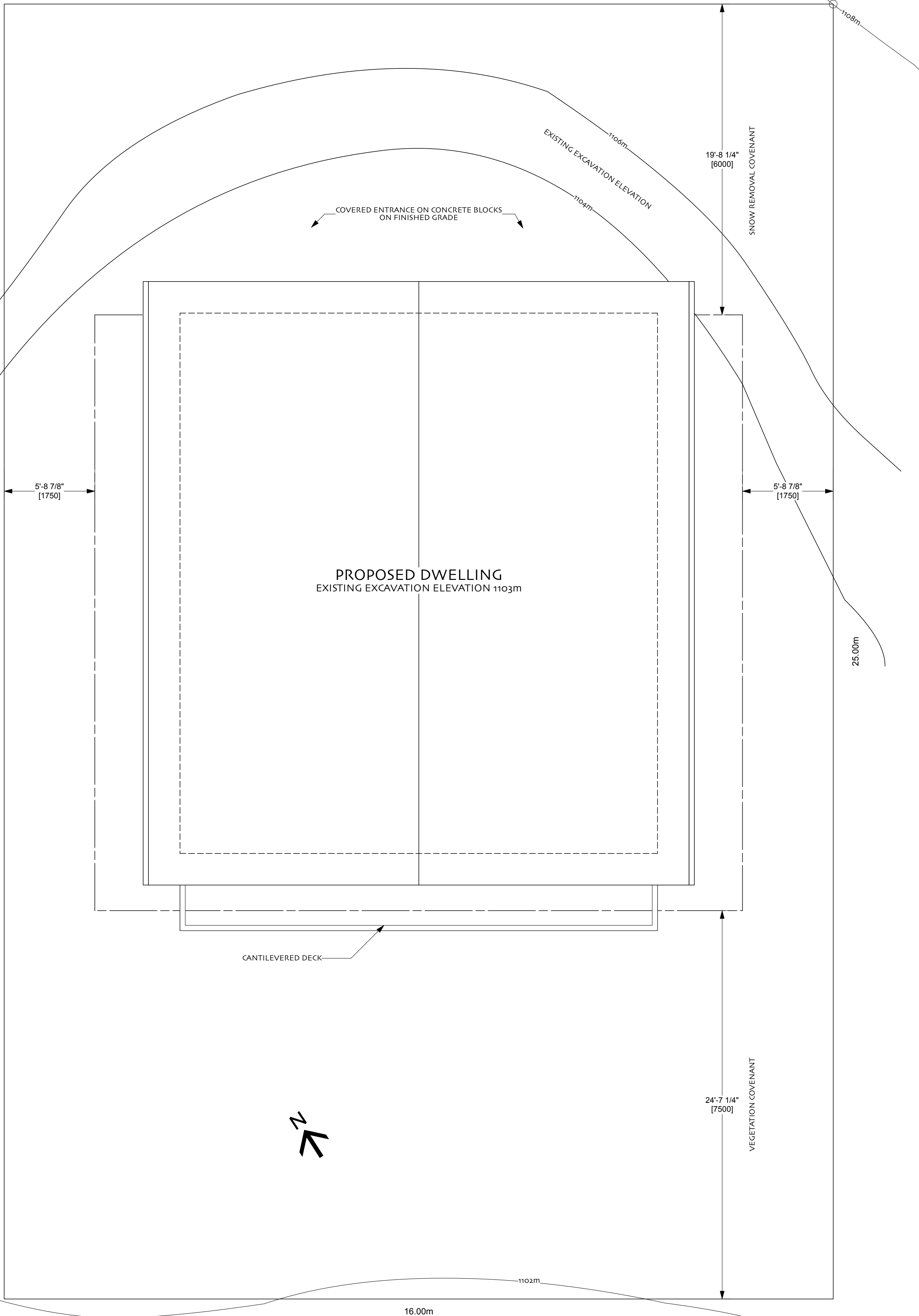


BEAUFORT HEIGHTS LOT 5

16.00m



PROPOSED DWELLING
EXISTING EXCAVATION ELEVATION 1103m

CANTILEVERED DECK



1 Site Plan
Scale: 1/4" = 1'-0"

TYPICAL ASSEMBLIES

TYPICAL ROOF ASSEMBLY (9:12 SLOPE (CATHEDRAL))
 26 GAUGE STANDING SEAM METAL ROOFING (OWNER SPEC COLOUR)
 (PROVIDE FLASHING AT ALL ROOF/WALL INTERSECTIONS)
 2 LAYERS BUILDING PAPER
 5/8" T&G
 2" PARALLEL CHORD TRUSSES BY OTHERS
 R-38 BATT INSUL (MAINTAIN 2 1/2" VENT CAVITY)
 6 MIL POLYETHYLENE VAPOUR BARRIER
 1/2" GYPSUM WALL BOARD

TYPICAL WALL ASSEMBLY (EXTERIOR FRAME)
 HARDIPANEL SIDING (SEE ELEV. FOR LOCATION)
 1x2 P.T. VERTICAL STRAPPING @ 16" O.C.
 TO ALLOW FOR 3/4" DRAINAGE CAVITY
 2 LAYERS BUILDING PAPER
 1/2" PLY SHEATHING
 2x8 @ 16" O.C. FRAMING
 R-30 BATT INSUL
 6 MIL POLYETHYLENE VAPOUR BARRIER
 1/2" GYPSUM WALL BOARD

TYPICAL WALL ASSEMBLY (CONCRETE)
 SMOOTH WALL SURFACE ABOVE GRADE
 BITUMULOUS DAMPROOFING
 REINFORCED 8" CONCRETE WALL
 (SEE FOUNDATION PLAN FOR SIZE)
 3" R-12 EXPANDED POLYSTYRENE INSULATION
 2x4 @ 16" O.C. FRAMING OR STRAPPING
 1/2" GYPSUM WALL BOARD

TYPICAL INTERIOR WALL (PARTITION)
 1/2" GYPSUM WALL BOARD
 2x4 @ 16" O.C. FRAMING
 (UNLESS OTHERWISE NOTED)
 1/2" GYPSUM WALL BOARD

TYPICAL FLOOR ASSEMBLY (FRAMED)
 FINISHED FLOOR (OWNER TO SPEC)
 3/4" T&G SHEATHING, GLUED & SCREWED
 2x10 FLOOR JOISTS (SEE PLAN FOR SPACING)
 1/2" GYPSUM WALL BOARD

TYPICAL DECK ASSEMBLY
 WATERPROOF VINYL DECK MEMBRANE
 3/4" PLY DECKING
 2x DECK FRAMING (SEE PLAN)
 SOFFIT MATERIAL

TYPICAL INTERIOR WALL (LOAD BEARING)
 1/2" GYPSUM WALL BOARD
 2x4 @ 16" O.C. FRAMING
 (UNLESS OTHERWISE NOTED)
 1/2" GYPSUM WALL BOARD

TYPICAL FLOOR ASSEMBLY (SLAB)
 FINISHED FLOOR (OWNER TO SPEC)
 4" REINFORCED CONCRETE SLAB
 6 MIL POLY GROUND SEAL
 2" R-8 HIGH DENSITY EXPANDED POLYSTYRENE INSULATION
 4" COMPACTED GRANULAR FILL
 UNDISTURBED EARTH

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIM & ASPECTS THIS DWG & MAKE WORK PRIOR TO CONST.
2. ANY CHANGES TO THIS PLAN ARE THE RESPONSIBILITY OF THE OWNER
3. ALL WORK TO COMPLY WITH THE BRITISH COLUMBIA BUILDING CODE AND ALL MUNICIPAL BYLAWS
4. ALL PRIMARY UNITS ARE IN FEET & INCHES, SECONDARY UNITS ARE IN MILLIMETERS. EX. 3'-0" [915]
5. FRAMING DIMENSIONS ARE TO OUTSIDE OF EXTERIOR FRAMING, CENTRE LINE OF INTERIOR UNLESS NOTED OTHERWISE
6. DO NOT SCALE FROM THESE PLANS

CONSTRUCTION NOTES

1. ALL BEAM CONSTRUCTION TO BE SPRUCE / PINE / FIR (SPF) SELECT STRUCTURAL. FLUSH MOUNT ALL BEAMS
2. ALL OTHER CONSTRUCTION TO BE SPF #2 OR BETTER
3. GARAGE / DWELLING DOOR TO BE SELF-CLOSING AND GAS TIGHT
4. H.W.T. TO HAVE SEISMIC RESTRAINTS TOP & BOTTOM. SECURE TANK W/ 1 1/2" X 16GA STRAPPING (OR PRE ENGINEERED RESTRAINT SYSTEM) TO FLOOR JOISTS OVER. DO NOT SECURE TO PARTY WALL.
5. ALL SMOKE ALARMS TO BE INTERCONNECTED AND PERMANENTLY CONNECTED TO ELECTRICAL POWER
6. EXHAUST FANS SHALL BE PROVIDED FOR THE FOLLOWING LOCATIONS WITH THE GIVEN CAPACITY
 PRINCIPAL EXHAUST FAN = 75 CFM, 5"Ø SMOOTH DUCT
 KITCHEN EXHAUST FAN = 80 CFM, 5"Ø SMOOTH DUCT
 BATHROOM EXHAUST FAN = 50 CFM, 4"Ø SMOOTH DUCT
7. ALL GLAZING IN DOOR / SIDELIGHT ASSEMBLIES TO BE TEMPERED OR LAMINATED, THERMALLY BROKEN SAFETY GLASS
8. FOUNDATION DEPTH TO BE BELOW FROST LINE AND ON SOLID, UNDISTURBED FOOTING
9. ALL CONCRETE FOOTING EXCAVATION TO BE BY HAND ON SITE
10. EXISTING WATER SERVICE TO BE REPLACED BY NEW 3/4" WATER SERVICE FOR EACH UNIT
11. TEST AND CLEAR EXISTING SANITARY AND STORM DRAINAGE SYSTEM AT MUNICIPAL CONNECTION AND ENSURE ADEQUATE OR HAVE REPLACED
12. PIPE RAINWATER AND PERIMETER DRAINS TO APPROVED MUNICIPAL STORM DRAIN SYSTEM
13. NO PLUMBING IS TO BE CONTAINED IN PARTY WALL

LEGAL

STRATA LOT 5, BLOCK 1450
 COMOX DISTRICT,
 STRATA PLAN VIS 6247
 PID: 027-025-268

ZONE RA2

AREA C, COMOX VALLEY REGIONAL DISTRICT
 LOT AREA = 4305 FT²
 SITE COVERAGE = 25%
 MAIN FLOOR AREA = 958 FT² (89.00m²)
 SECOND FLOOR AREA = 958 FT² (89.00m²)
 BASEMENT FLOOR AREA = 723 FT² (67.17m²)
 LOFT FLOOR AREA = 225 FT² (20.90m²)
 BUILDING HEIGHT = +/- 9.88m

DRAWING LIST

- | | |
|----|-------------------------------|
| A1 | SITE, GENERAL |
| A2 | FOUNDATION, BASEMENT & SECOND |
| A3 | MAIN, LOFT & ROOF |
| A4 | SECTIONS |
| A5 | ELEVATIONS |

1002

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Steeves/Jolly Chalet
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A1