

Entry View



Front View

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COVER SHEET

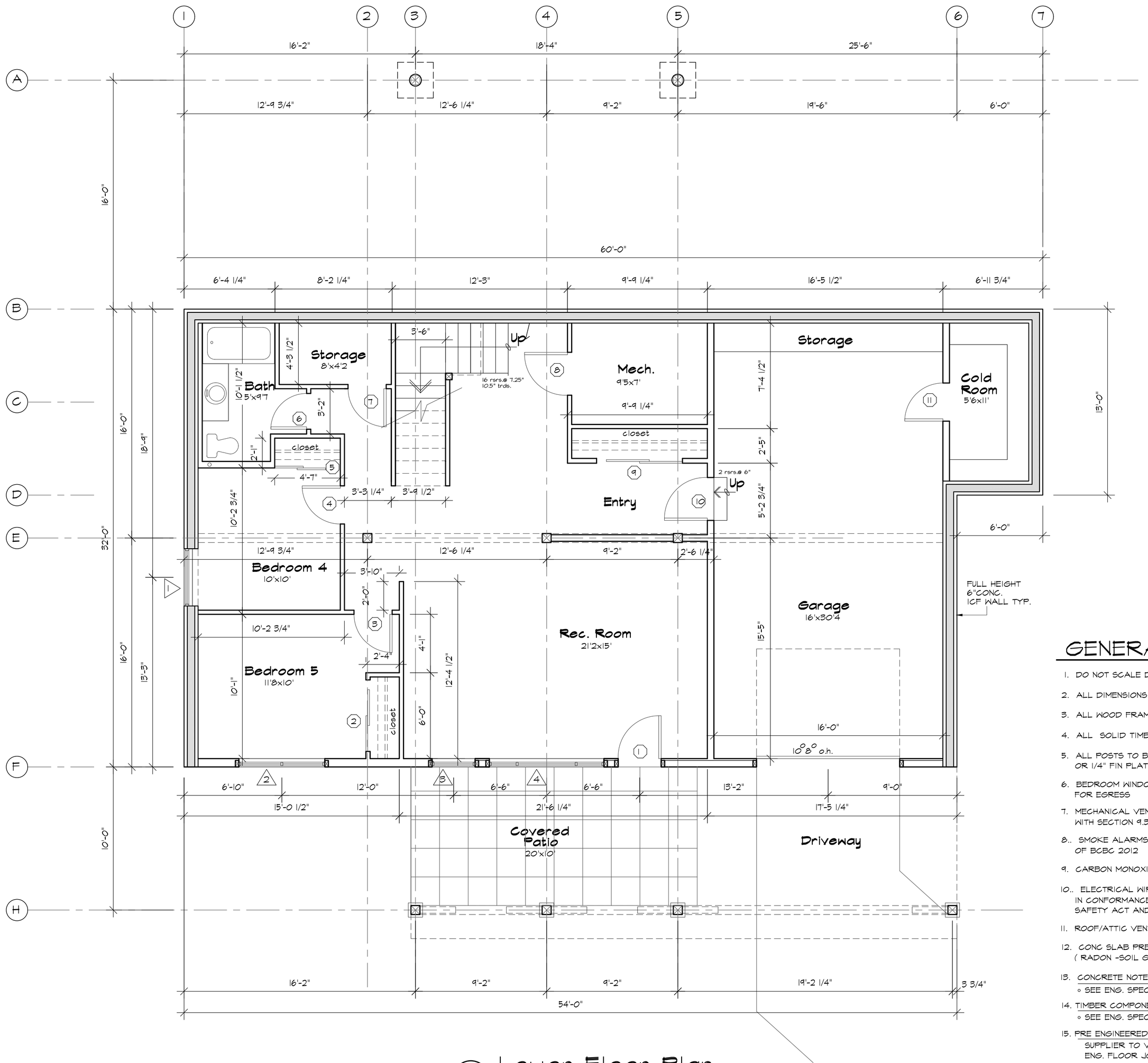
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PROJECT	POPOVIC-2014
SCALE	1/4"=1'-0"
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DRAWN	PJH

A0



Lower Floor Plan

1170 SQ. FT.
636 SQ. FT. GARAGE/COLD STORAGE

Lower Floor Windows

	Location	Size	Description
1	Bedroom 4	48x42	Revised 24 July- Contractor to verify
2	Bedroom 5	72x48	
3	Rec. Room	36x48	
4	Rec. Room	84x48	

Lower Floor Doors

	Location	Size	Description	
1	Entry	36x80	R.H. 3B 1/4"x82 5/8" r.o.	EXT. DOOR
2	Bed 5 Closet	60x80	closet bi-pass	
3	Bedrm. 5	32x80	L.H.	
4	Bedrm. 4	32x80	R.H.	
5	Bed 4 Closet	54x80	closet bi-pass	
6	Bath	30x80	L.H.	
7	Storage	32x80	R.H.	
8	Mech.	36x80	R.H.	
9	Closet	72x80	closet bi-pass	
10	Garage	36x80	L.H. 3B 1/4"x82 5/8" r.o.	EXT. DOOR
11	Cold Room	32x80	L.H.	

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. REFER TO NOTED DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE TO FACE OF STUD AND FACE OF CONCRETE U.N.O.
3. ALL WOOD FRAMING MEMBERS TO BE S.P.F. NO. 2 OR BETTER U.N.O.
4. ALL SOLID TIMBER SUPPORT POSTS AS SHOWN ARE TO BE NO. 2 OR BETTER
5. ALL POSTS TO BE ANCHORED TO CONCRETE WITH STEEL SADDLES OR 1/4" FIN PLATE - SEE ENG. NOTES
6. BEDROOM WINDOWS TO COMPLY WITH SECTION 9.32.3 OF BC BC 2012 FOR EGRESS
7. MECHANICAL VENTILATION TO BATHROOMS SHALL COMPLY WITH SECTION 9.32.3. OF BCBC 2012
8. SMOKE ALARMS TO BE INSTALLED IN COMPLIANCE WITH SECTION 9.10.19. OF BCBC 2012
9. CARBON MONOXIDE ALARMS TO BE INSTALLED AS PER 9.32.4.2. BCBC 2012
10. ELECTRICAL WIRING AND ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE ELECTRICAL SAFETY ACT AND PURSUANT REGULATIONS
11. ROOF/ATTIC VENTILATION TO MEET BCBC 2012 PART 9.19.1.2
12. CONC SLAB PREPARATION TO PROVIDE ROUGH IN FOR SUBFLOOR DEPRSSURIZATION SYSTEM (RADON -SOIL GAS) AS PER PART 9.13.4 BC BUILDING CODE 2012
13. CONCRETE NOTES:
    - SEE ENG. SPECS.
14. TIMBER COMPONENTS
    - SEE ENG. SPECS.
15. PRE ENGINEERED COMPONENTS:
    SUPPLIER TO VERIFY GLU. LAM OR LVL BEAMS SPECIFIED AND PROVIDE ENG. SPECS.
    ENG. FLOOR JOIST SUPPLIER TO PROVIDE LAYOUT AND SPECS. OF ALL FLOOR SYSTEM COMPONENTS

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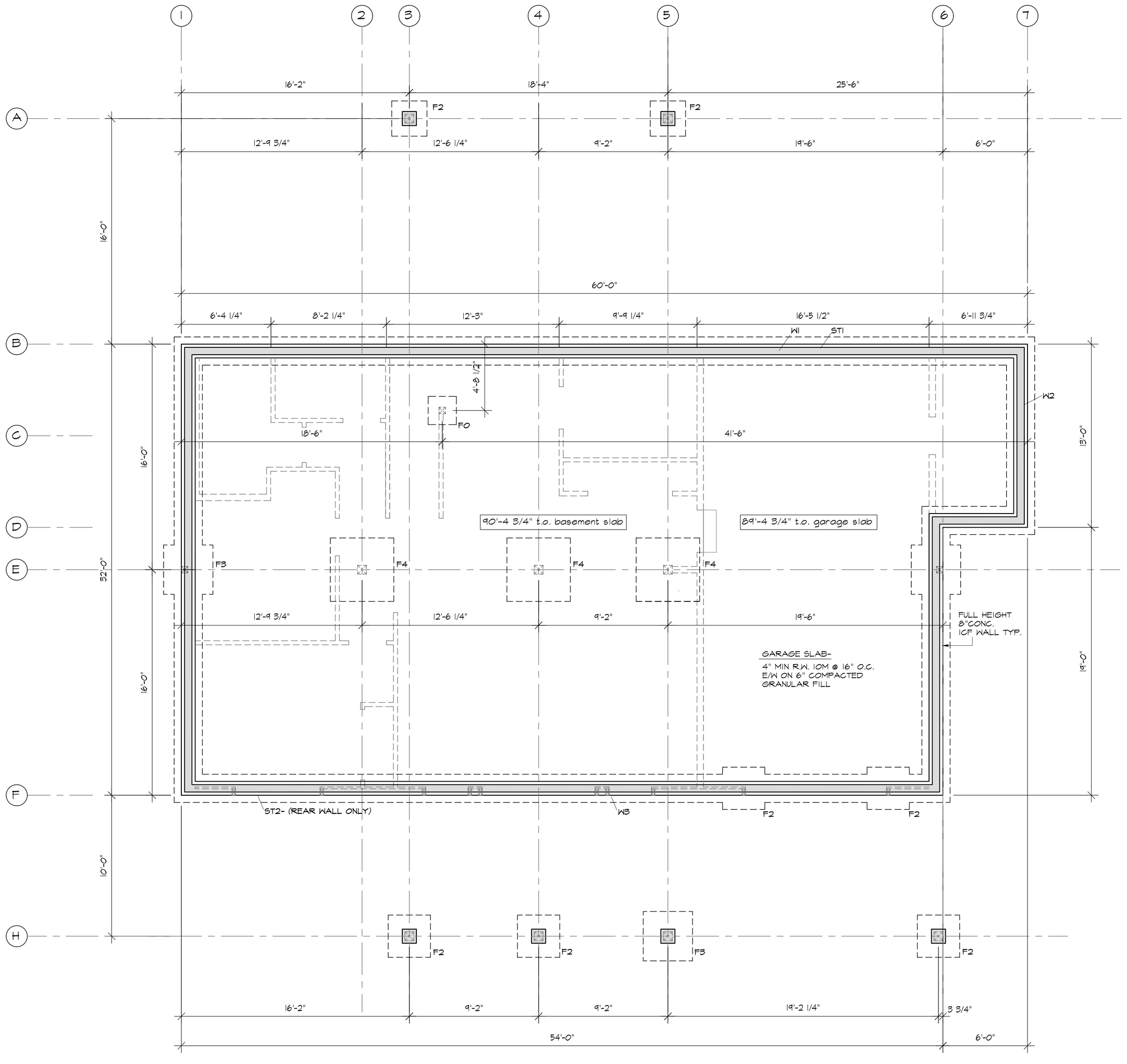
LOWER FLOOR PLAN

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A1



Foundation Plan

STRUCTURAL NOTES:

DESIGN LOADS:
ALL LOADS UNFACTORED U.N.O.
LOCATION: PRINCE GEORGE, B.C. (R.D.F.F.G.)
IMPORTANCE:
SNOW Is=1.0
SEISMIC Ie=1.0
WIND Iw=1.0
SITE CLASS: D

SPECTRAL RESPONSE:
S_a=(0.2) = 0.13
(0.5) = 0.079
(1.0) = 0.070
(2.0) = 0.026

PGA = 0.070

GROUND SNOW LOAD = 4.3 kPa
RAIN LOAD = 0.2 kPa
WIND = 1/50 0.37 kPa

UNFACTORED LIVE LOADS:
LOFT : 1.9kPa
MAIN FLOOR : 1.9kPa

UNFACTORED DEAD LOADS
ROOF : 0.8 kPa
LOFT : 0.6 kPa
DECK : 0.6 kPa
MAIN FLOOR : 1.5 kPa

FOOTING SCHEDULE:

#	SIZE	REINFORCEMENT
ST1	20"W. x8"THK.	3-15M CONT.
ST2	24"W.x8"THK.	3-15M CONT.
F0	2'-0"x2'-0"x8" THK.	3-10M BOTT.
F1	2'-6"x2'-6"x8" THK.	3-15M BOTT.
F2	3'-0"x3'-0"x8" THK.	3-15M BOTT.
F3	3'-6"x3'-6"x10" THK.	4-15M BOTT.
F4	4'-6"x4'-6"x10" THK.	4-15M BOTT.

NOTES: PROVIDE 2" CLR. FROM FORM & 3" CLR. FROM GROUND

WALL SCHEDULE:

#	SIZE	REINFORCEMENT VERT.	HORIZ.
W1	8" CONC. ICF	15M@ 12"	15M@ 20"
W2	8" CONC. ICF	15M@ 16"	15M@ 20"
W3	8" CONC. ICF	15M@ 20"	15M@ 20"

FROST COVERAGE:
-4'-0" MIN. U.N.O.
-6'-0" MIN. ON ISOLATED PAD FTGS. OUTSIDE OF BLDG. ENVELOPE

CONCRETE:

FOOTINGS & FOUNDATIONS:
-3"SLUMP (75MM)
-20 MM 3/4" MAX. AGGREGATE SIZE

SLABS:
-32 MPa
-3"SLUMP (75MM)
-20 MM 3/4" MAX. AGGREGATE SIZE

FOUNDATIONS:
-ASSUME ALLOWABLE SOIL BEARING PRESSURE OF 100 kPa

-COMPLETE PEG TEST AS DESCRIBED IN APPENDIX 'A' OF BC BUILDING CODE TO CONFIRM PRIOR TO CONSTRUCTION OF FOUNDATIONS.

-BEARING SURFACES MUST BE PROTECTED FROM FREEZING AT ALL TIMES

-ENSURE CONC. IS MAINTAINED @ MIN 10°c FOR 3 DAYS FOLLOWING POUR.

-BACKFILL AGAINST BASEMENT WALLS W/ PIT RUN GRAVEL. TOP LAYER (1'-0") SHALL BE CLAY. SLOPE AWAY FROM BUILDING

-FTGS. MUST BE CONSTRUCTED ON ORIGINAL GRADE, NOT FILL

-ENSURE FLOOR FRAMING IS COMPLETE PRIOR TO BACKFILL OF BASEMENT WALLS
WALL REINFORCEMENT:

REINFORCE W/ 15M @ 20"O.C. VERT. & 20" O.C. HORIZ.
-2: FROM INSIDE FACE U.N.O. -SEE SCHEDULLE ABOVE

-PROVIDE 15M HOOK BARS INTO FTG. OR USE STRIGHT DOWELS W/ SHEAR KEY (2"X4") IN FTG.

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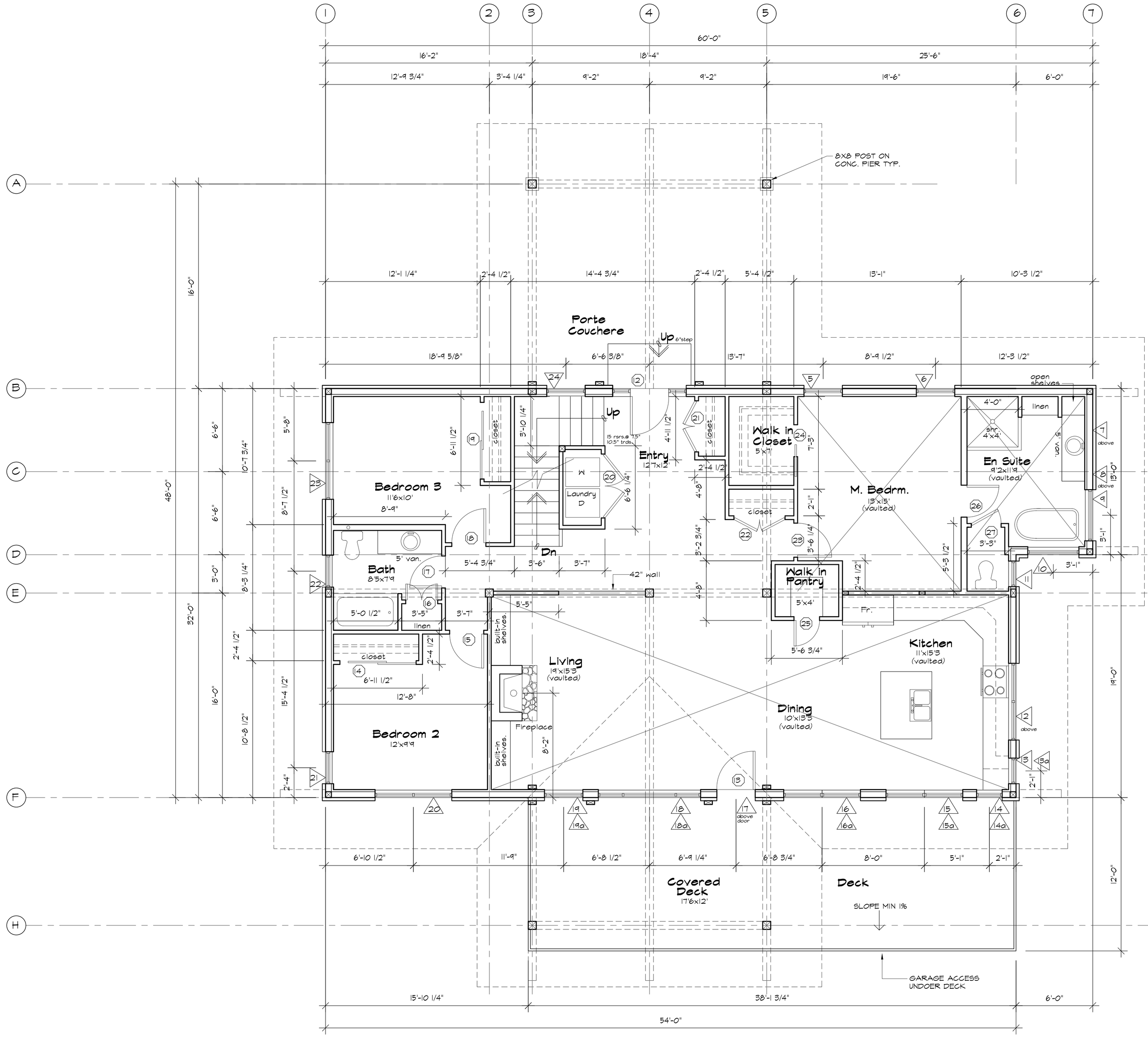
FOUNDATION PLAN

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A1.1



Main Floor Windows

	Location	Size	Description
5	M.Bedroom	36x48	
6	M.Bedroom	36x48	
7	En Suite	24x24	
8	En Suite	24x24	
9	En Suite	48x60	
10	En Suite	48x60	
11	En Suite	24x36	
22	Kitchen	72x18	
23	Kitchen	24x42	
23a	Kitchen	24x18	
24	Kitchen	24x42	
24a	Kitchen	24x18	
25	Kitchen	72x60	
25a	Kitchen	72x18	
26	Dining	72x60	
26a	Dining	72x18	
27	Living	36x18	over door- match door fr. width
28	Living	96x60	
28a	Living	96x18	
29	Living	36x60	
29a	Living	36x18	
30	Bedrm. 2	72x48	
31	Bedrm. 2	30x48	
32	Bath	30x48	
33	Bedrm. 3	72x48	
34	Stair	36x36	
35	Entry		see entry door-combo. unit
36	Entry		see entry door-combo. unit

Main Floor Doors

	Location	Size	Description
12	Entry	36x80+sdlts	R.H. 69" x 83" R.O.
13	Deck	36x80	R.H.
14	Bed 2 Closet	72x80	closet bi-pass
15	Bedrm. 2	32x80	L.H.
16	Bath Closet	2-15x80	
17	Bath	30x80	L.H.
18	Bedrm. 3	32x80	R.H.
19	Bed 3 Closet	72x80	closet bi-pass
20	Laundry Closet	2-30x80	
21	Entry Closet	2-24x80	
22	Entry Closet	2-24x80	
23	M. Bedroom	32x80	R.H.
24	Walk in Closet	30x80	pocket
25	Pantry	24x80	R.H.
26	Ensuite	30x80	L.H.
27	Toilet	28x80	L.H.

EXT. DOORS

Main Floor Plan

1806 SQ. FT.

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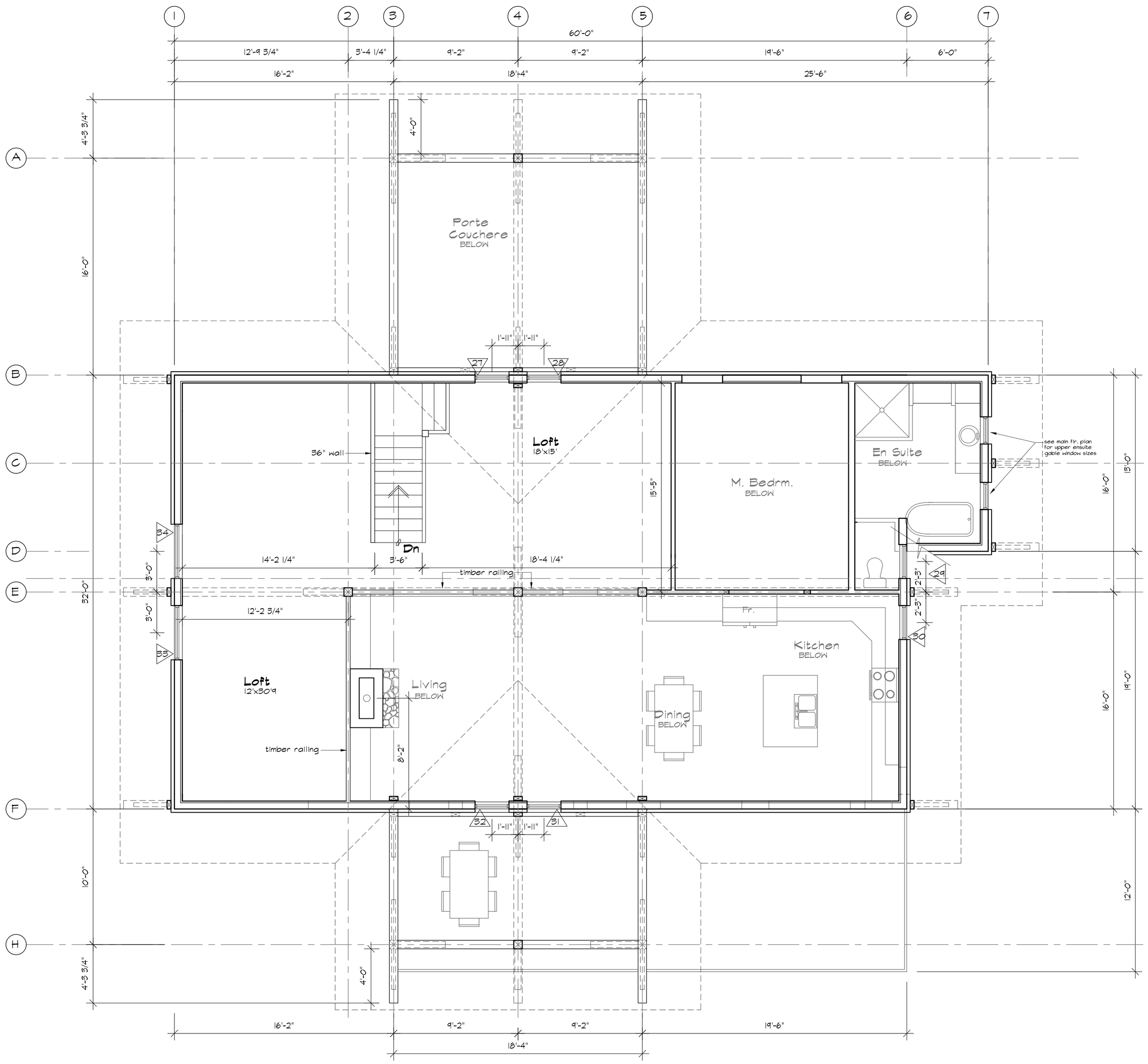
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A2



Loft Floor Windows

	Location	Size	Description
27	Loft- Entry Side	30x30	
28	Loft- Entry Side	30x30	
24	Ensuite	30x42	
30	Kitchen	30x42	
31	Loft- Living Rm.	30x30	
32	Loft- Living Rm.	30x30	
B3	Loft	48x48	
W4	Loft	48x48	

Loft Floor Plan
700 SQ. FT.

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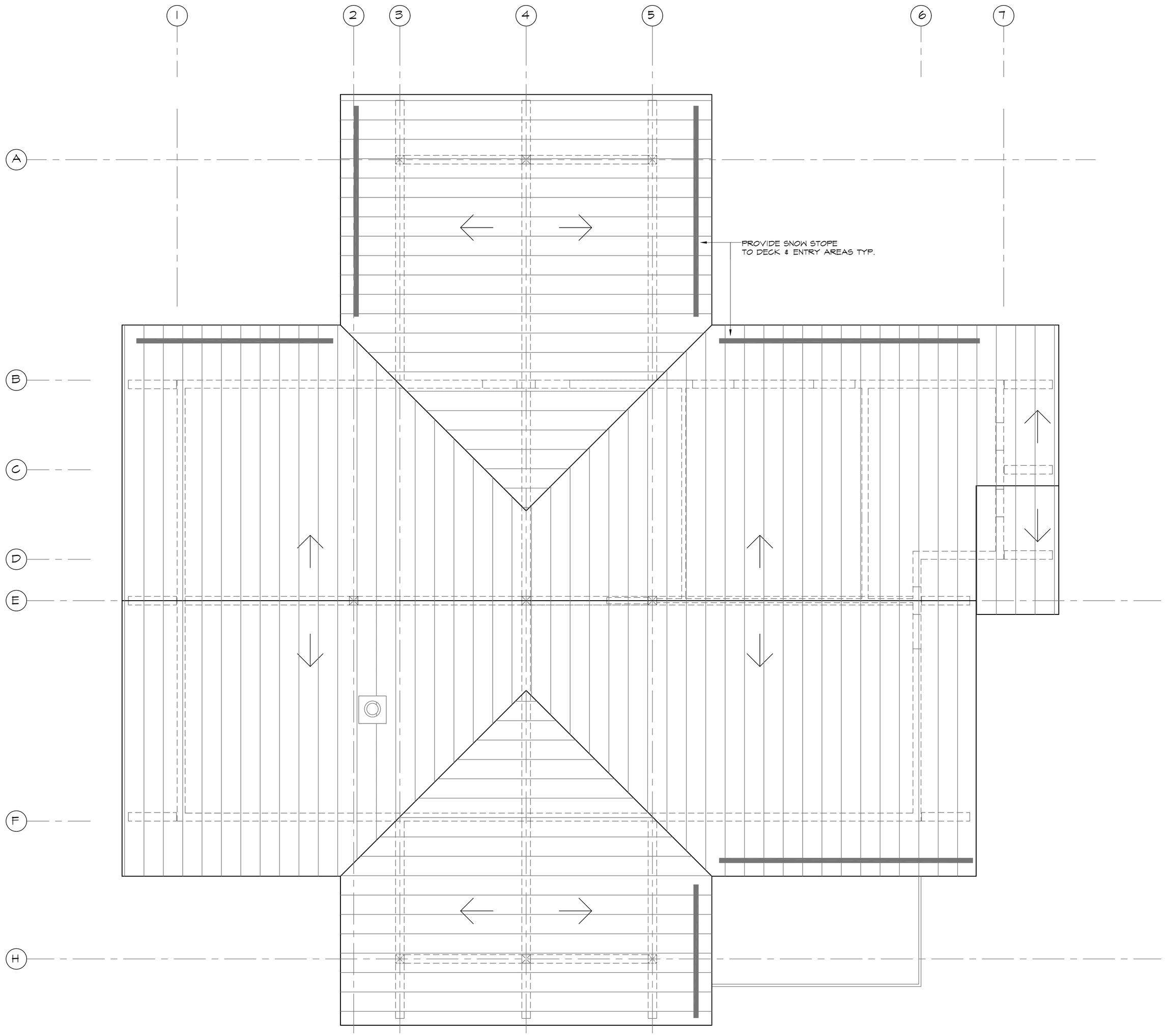
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A3



Roof Plan

ALL ROOF PITCHES SHOWN ARE: 7/12

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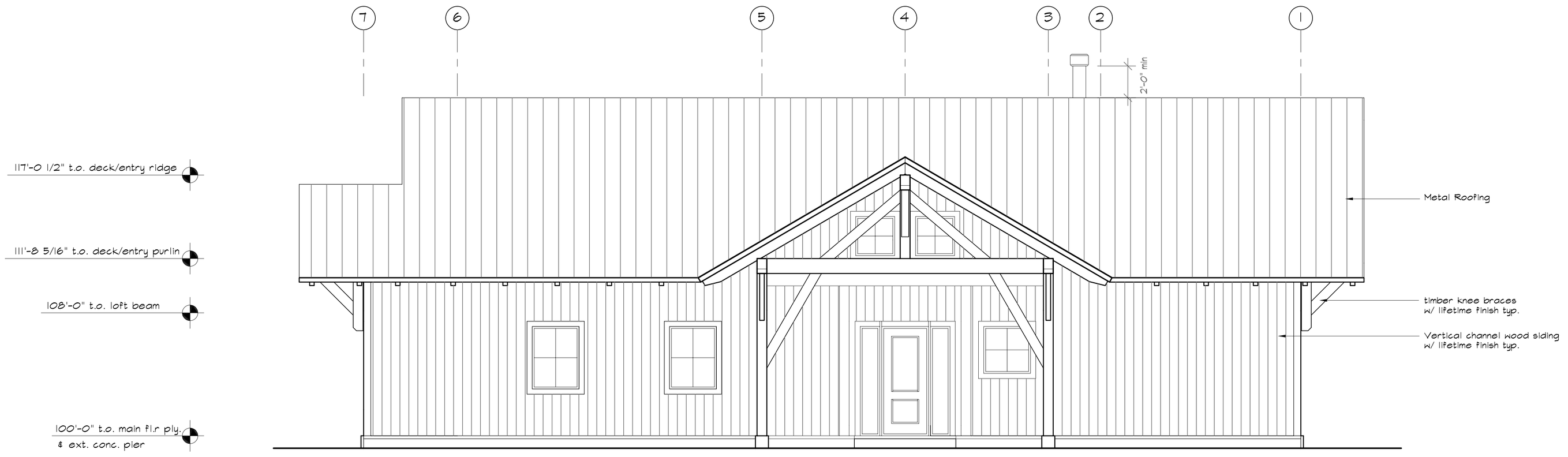
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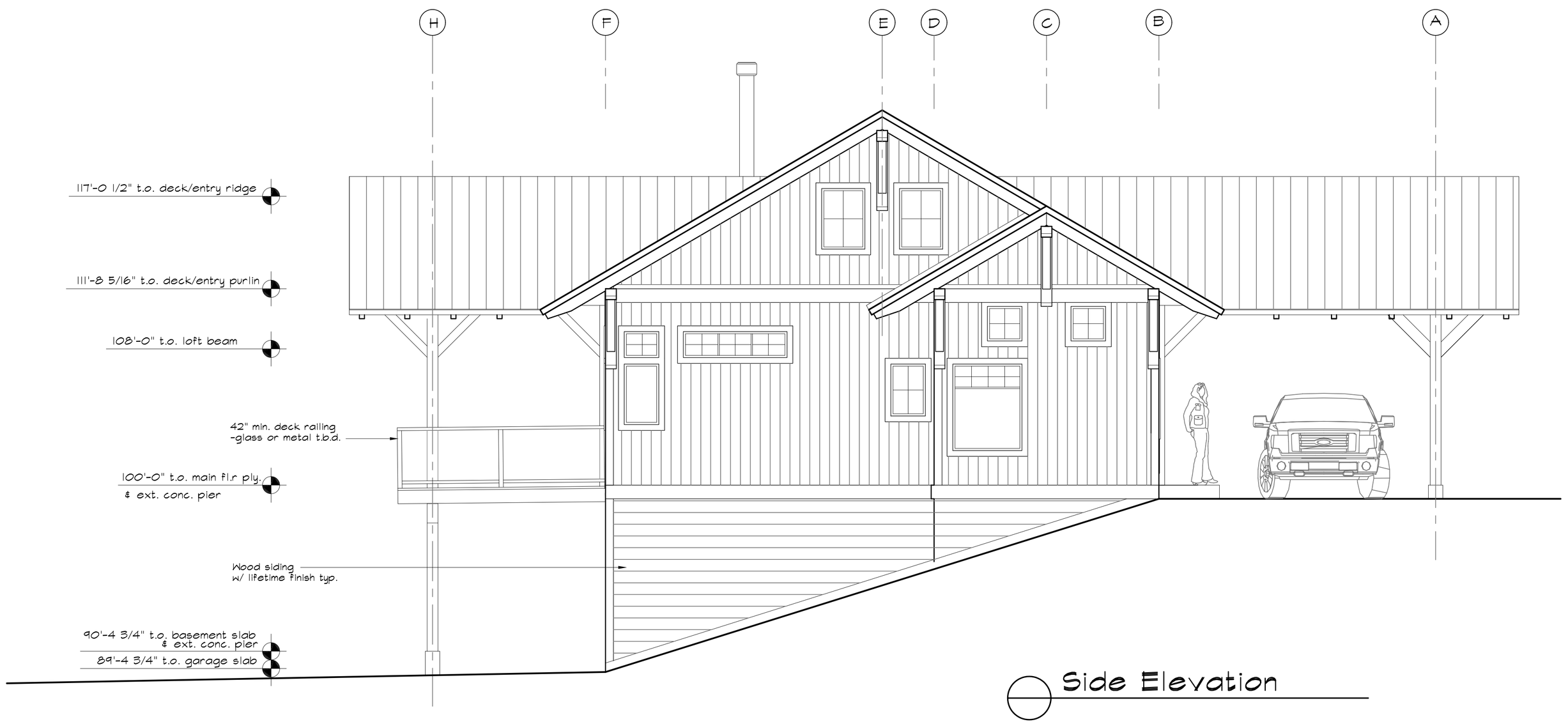
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Entry Elevation



Side Elevation

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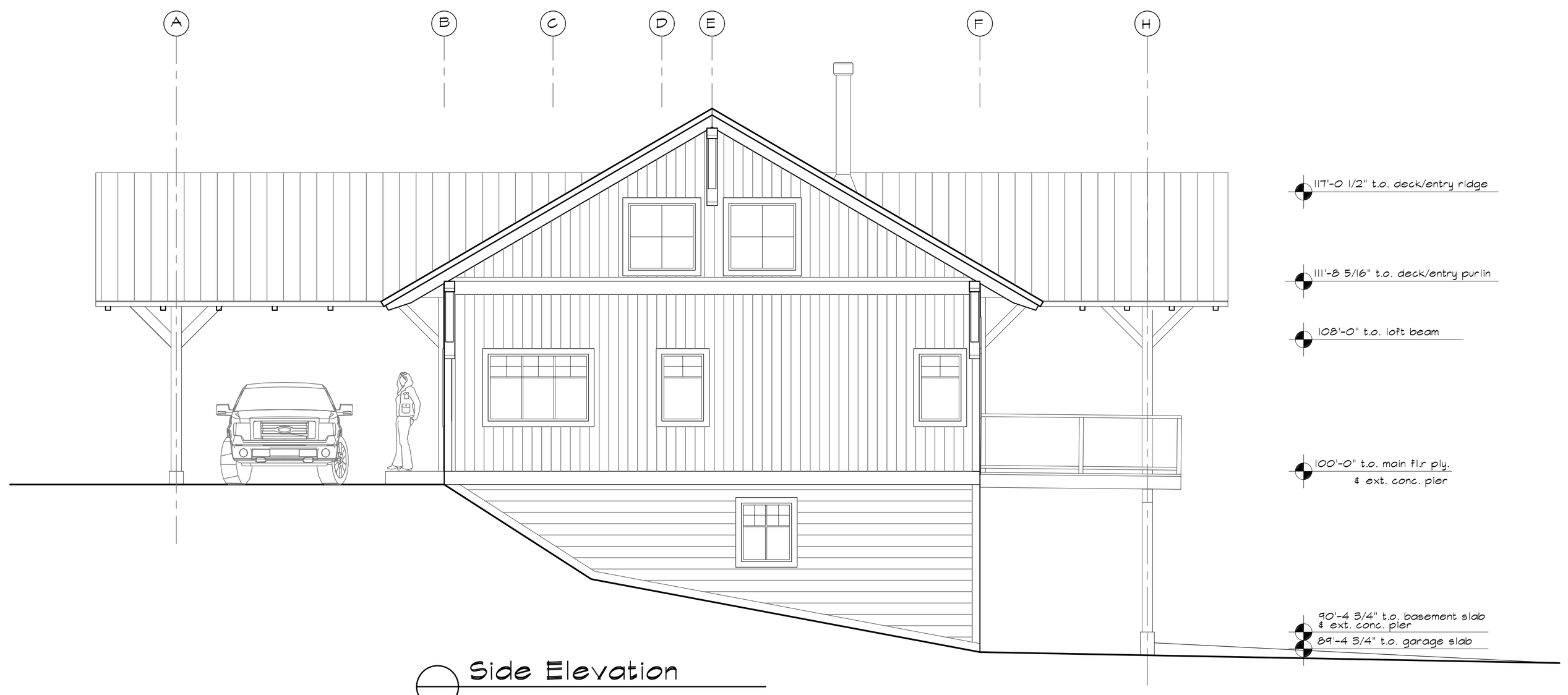
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Front Elevation



Side Elevation

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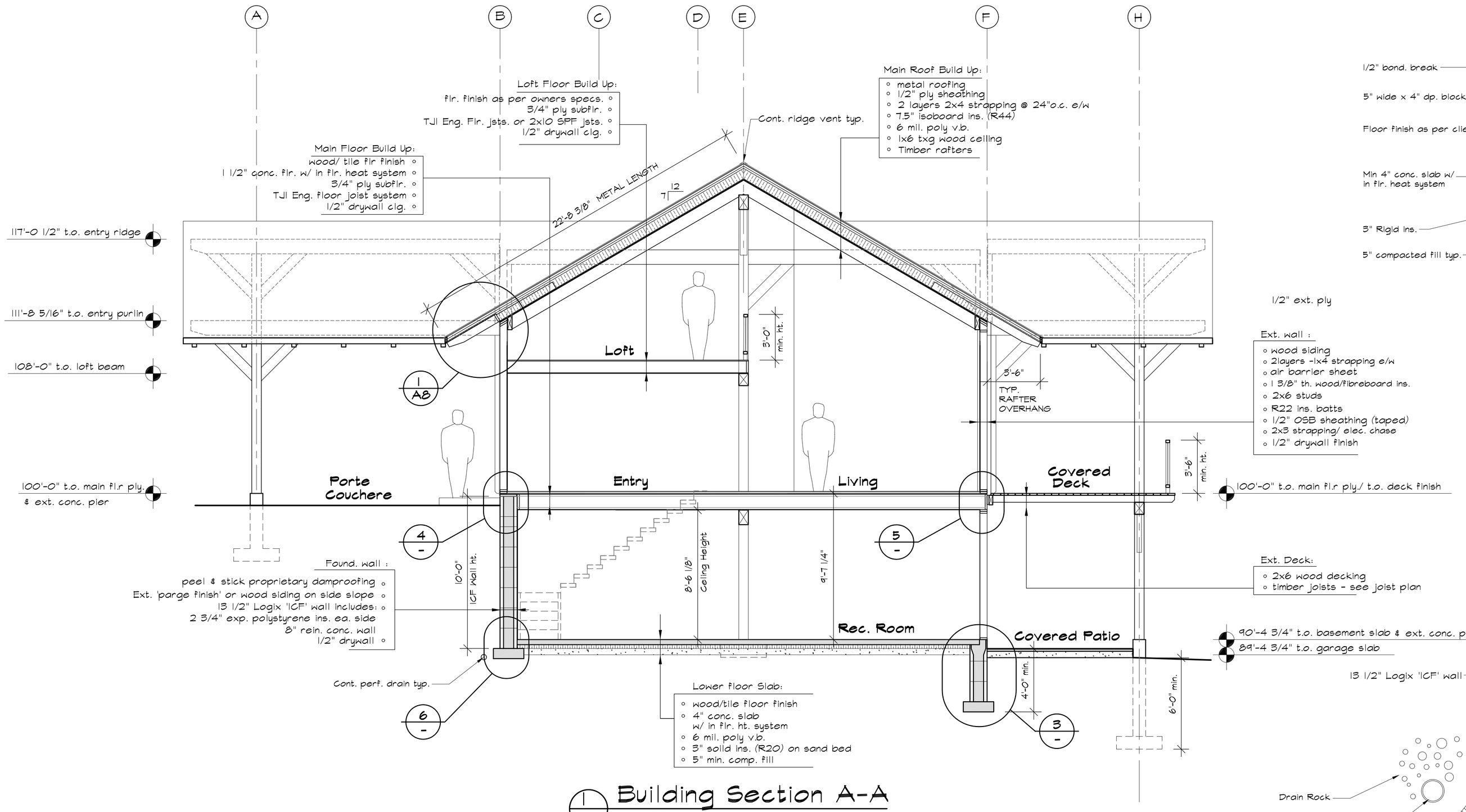
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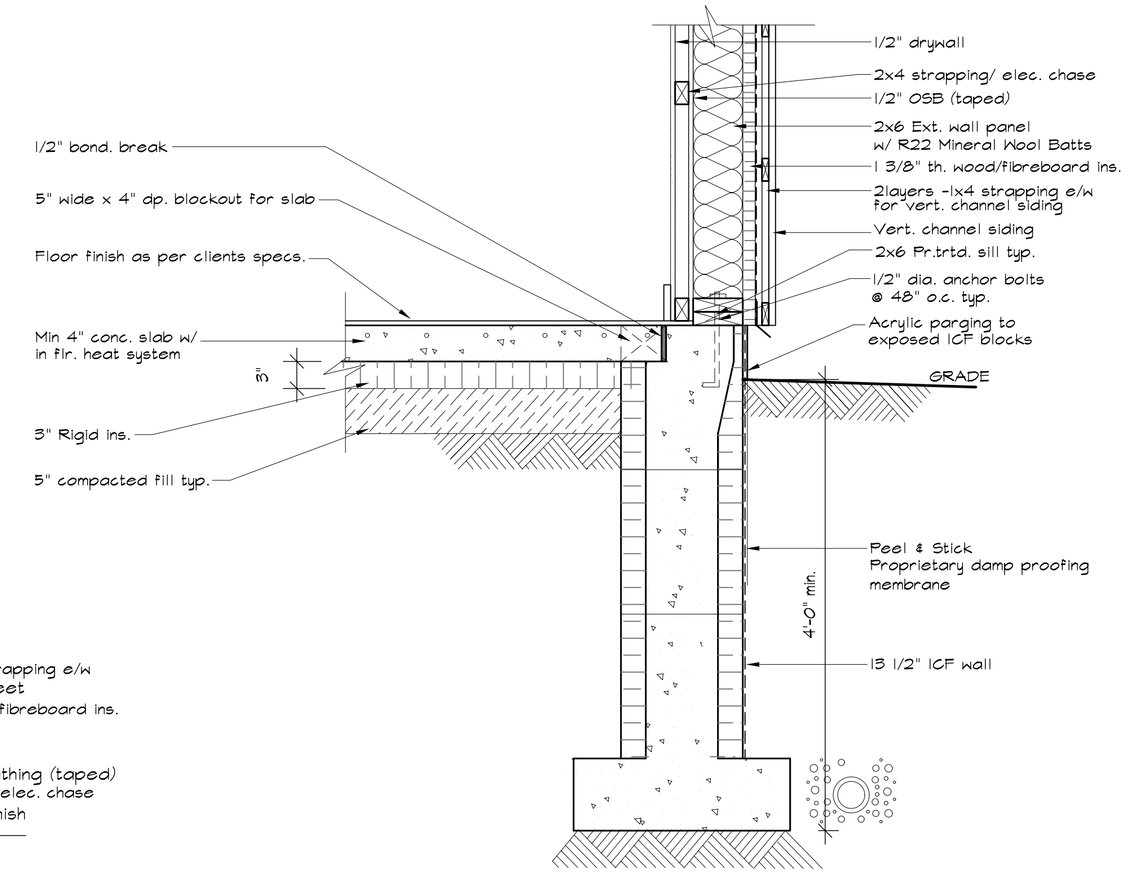
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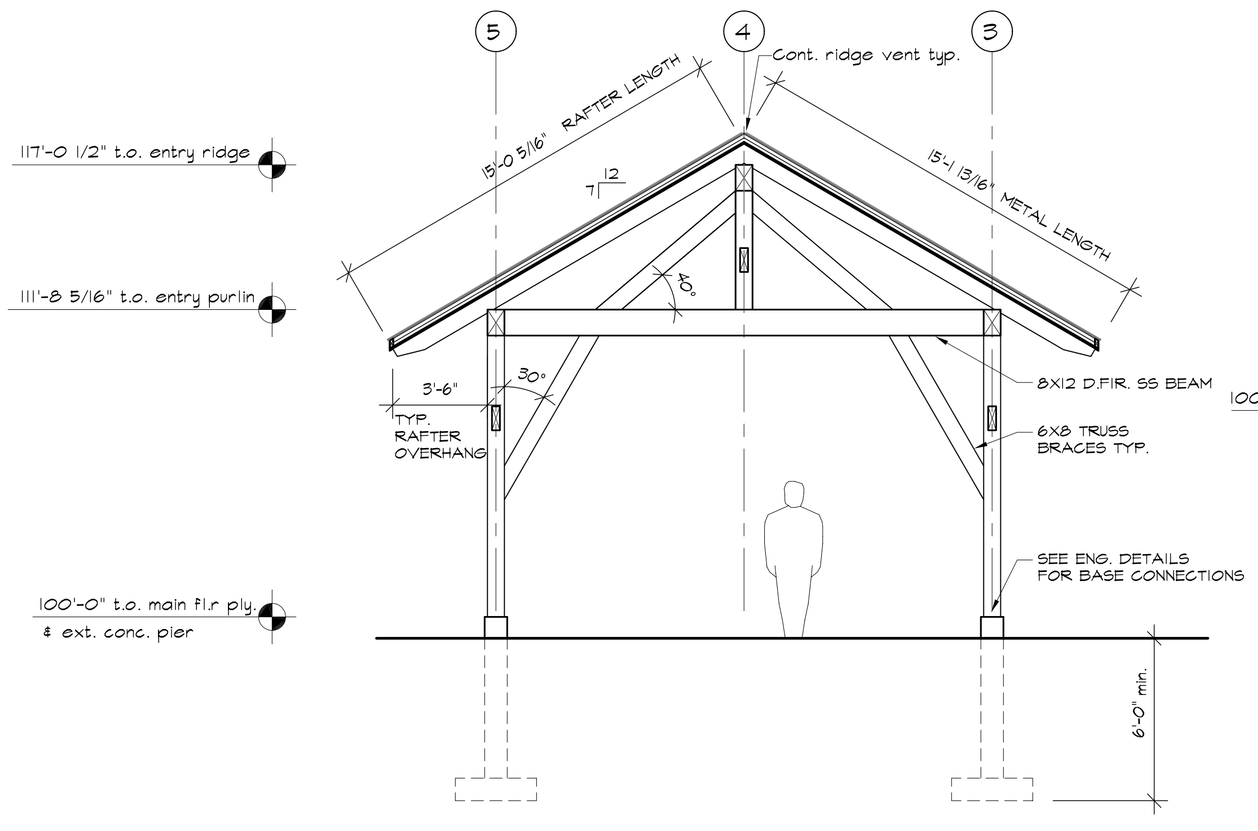
BUILDING SECTION & DETAILS



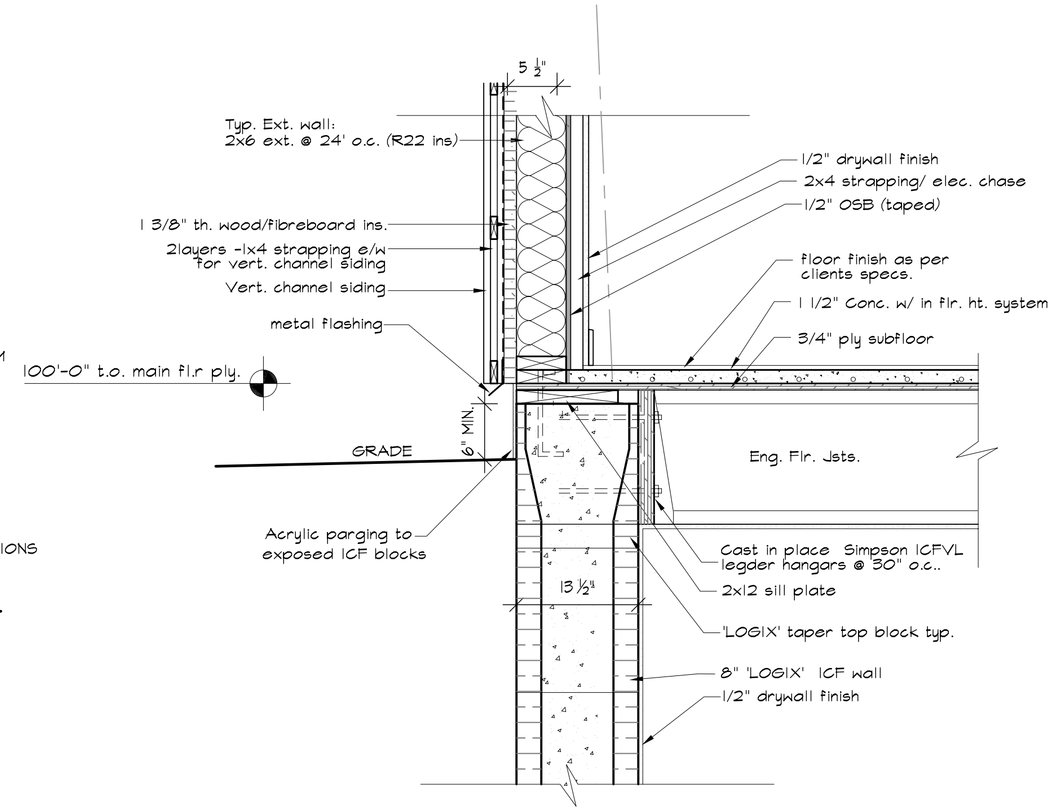
1 Building Section A-A
Scale: 1/4"=1'-0"



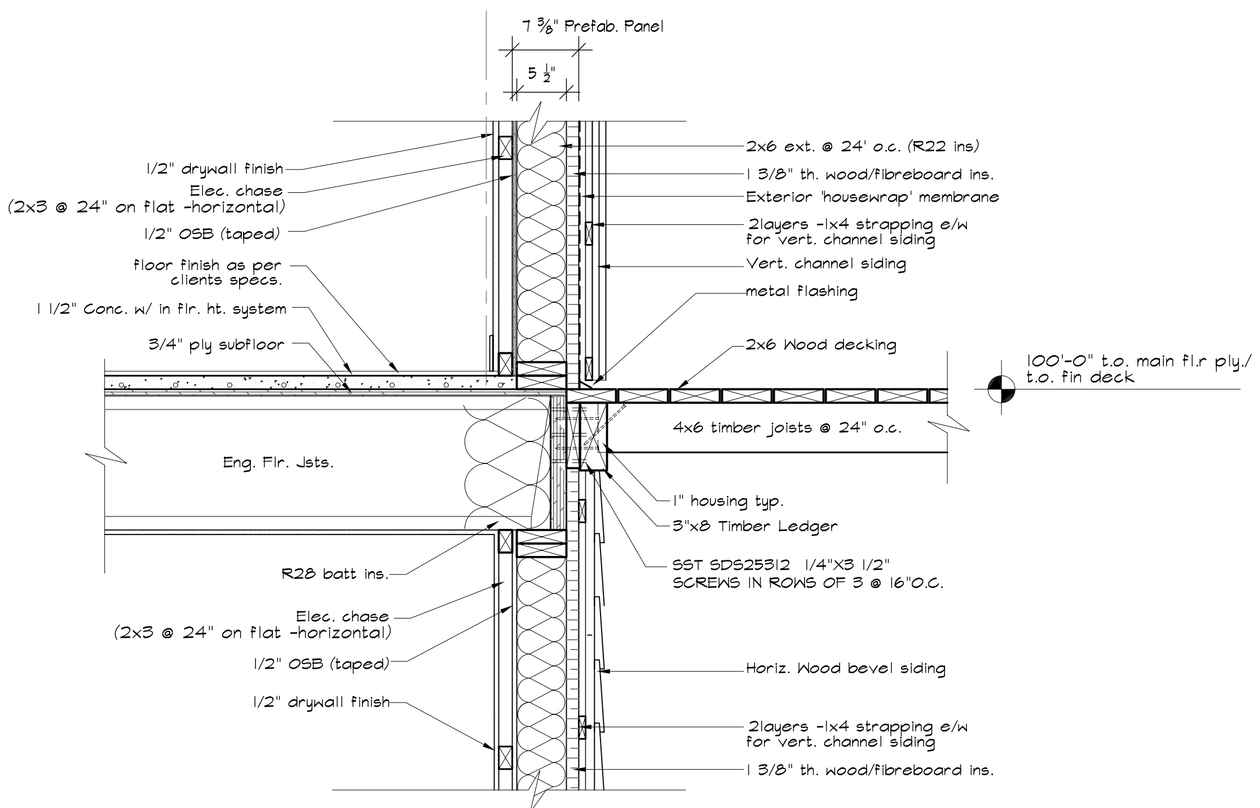
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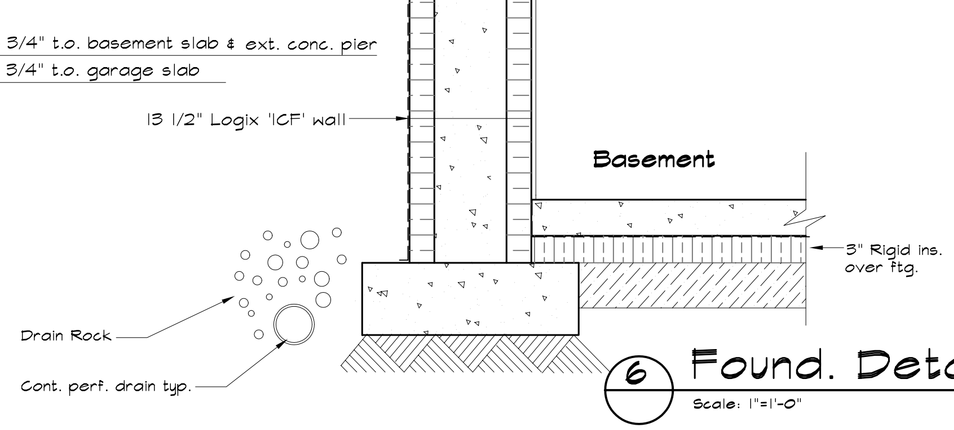
2 Entry Section B-B
Scale: 1/4"=1'-0"



4 Sill Detail @ Entry Side
Scale: 1"=1'-0"



5 Sill Detail @ Deck
Scale: 1"=1'-0"



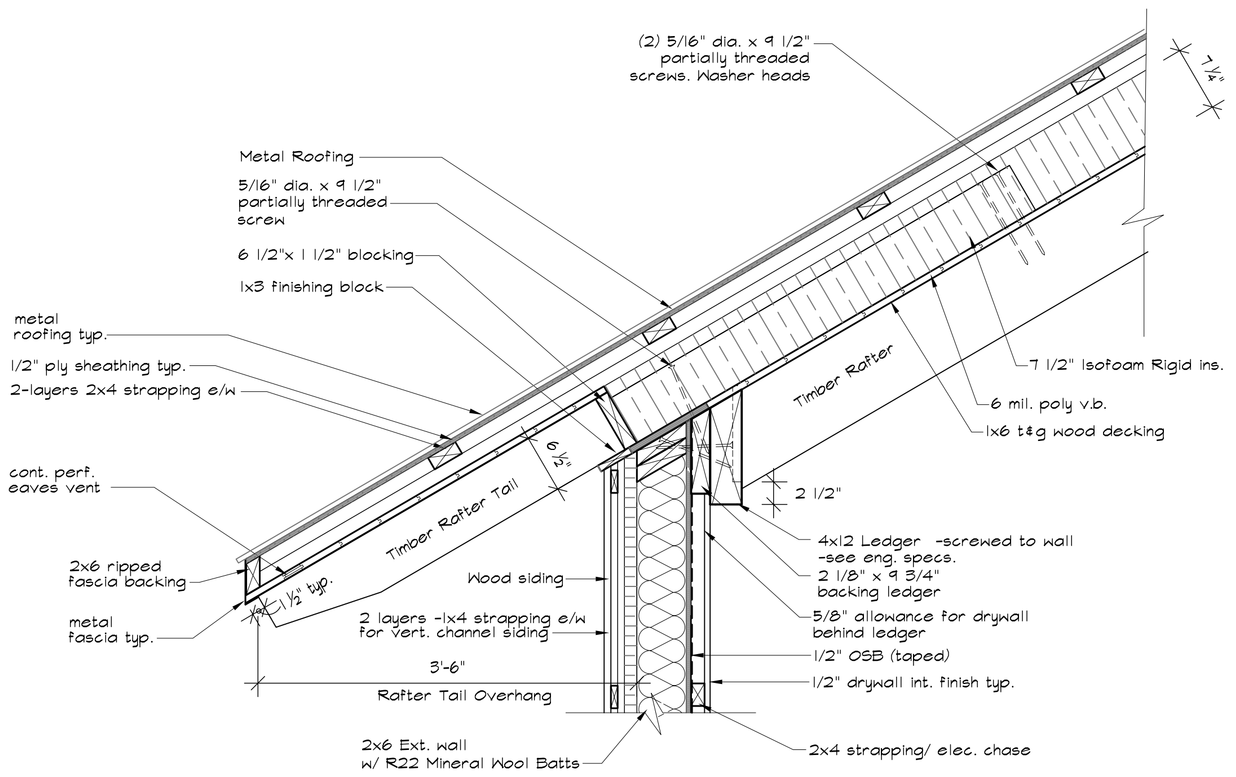
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e-mail:
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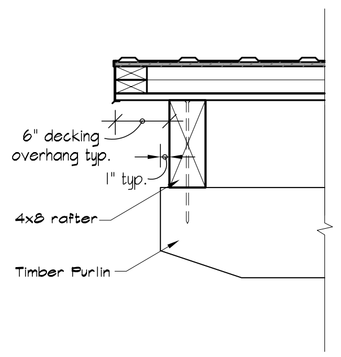
PROJECT	POPOVIC -2014
SCALE	NOTED
DATE	30 MAR. 2015
DRAWN	PJH

A1



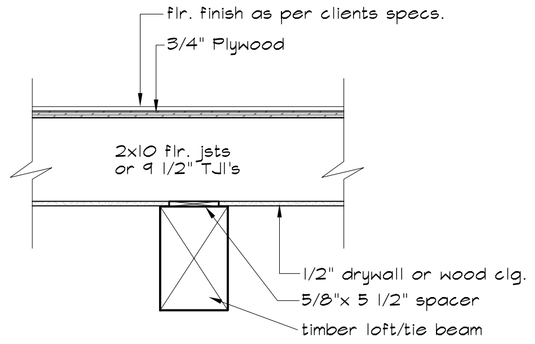
1 Eaves Detail

Scale: 1"=1'-0"



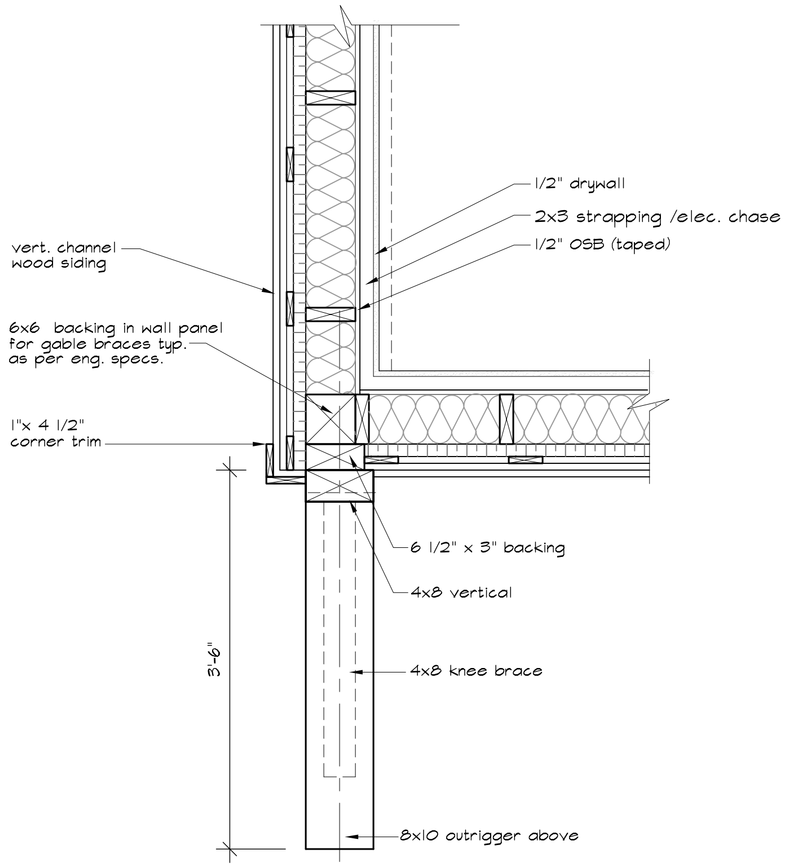
2 Gable Verge Detail

Scale: 1"=1'-0"



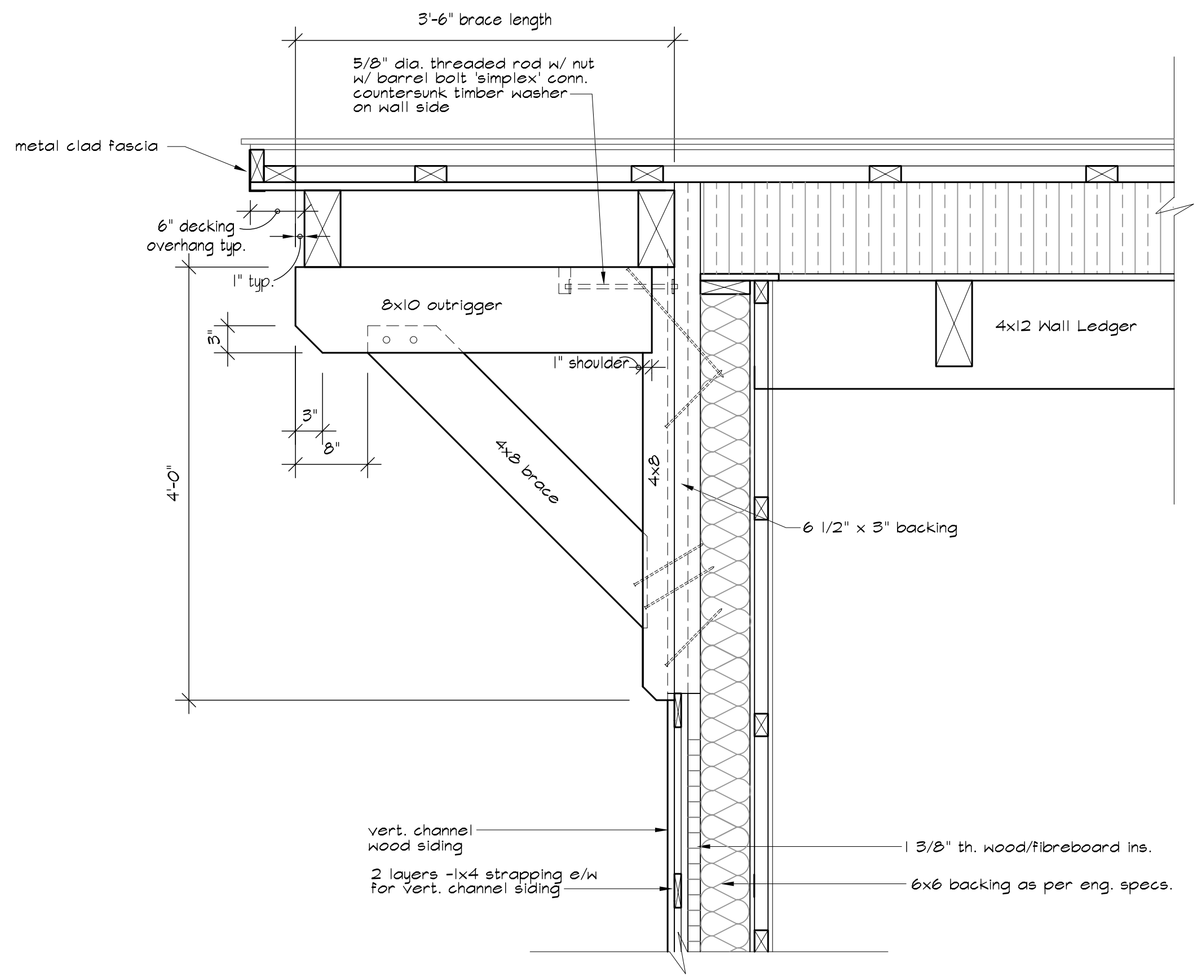
3 Floor beam Detail

Scale: 1"=1'-0"



4 Wall Detail @ Corner

Scale: 1"=1'-0"



5 Typ. Gable Brace Detail

Scale: 1"=1'-0"

REVIEW ISSUE
5 DEC 2014
ENG. REVIEW
30 MARCH 2015
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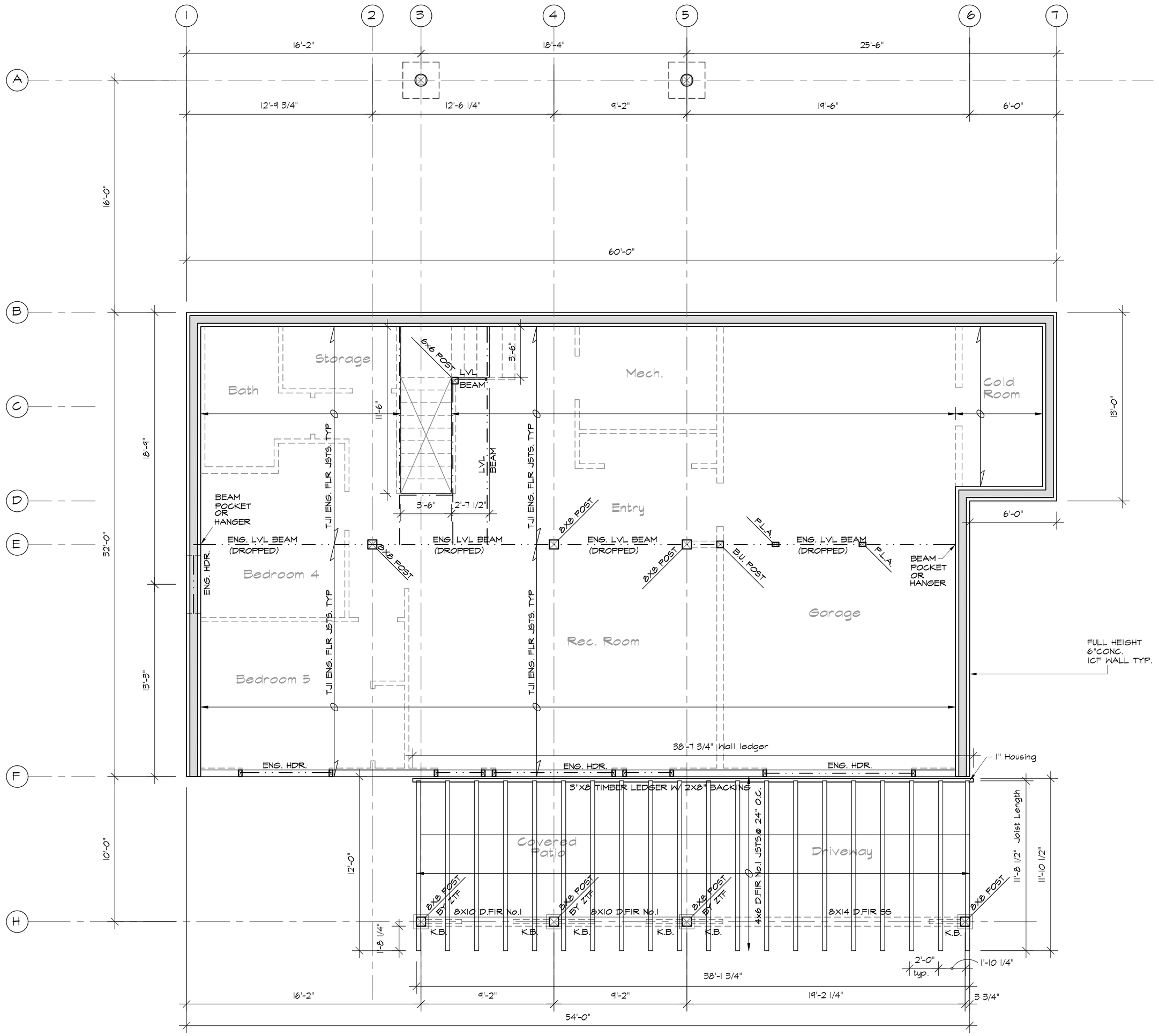
BUILDING DETAILS

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PROJECT	POPOVIC -2014
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Main Floor Framing Plan

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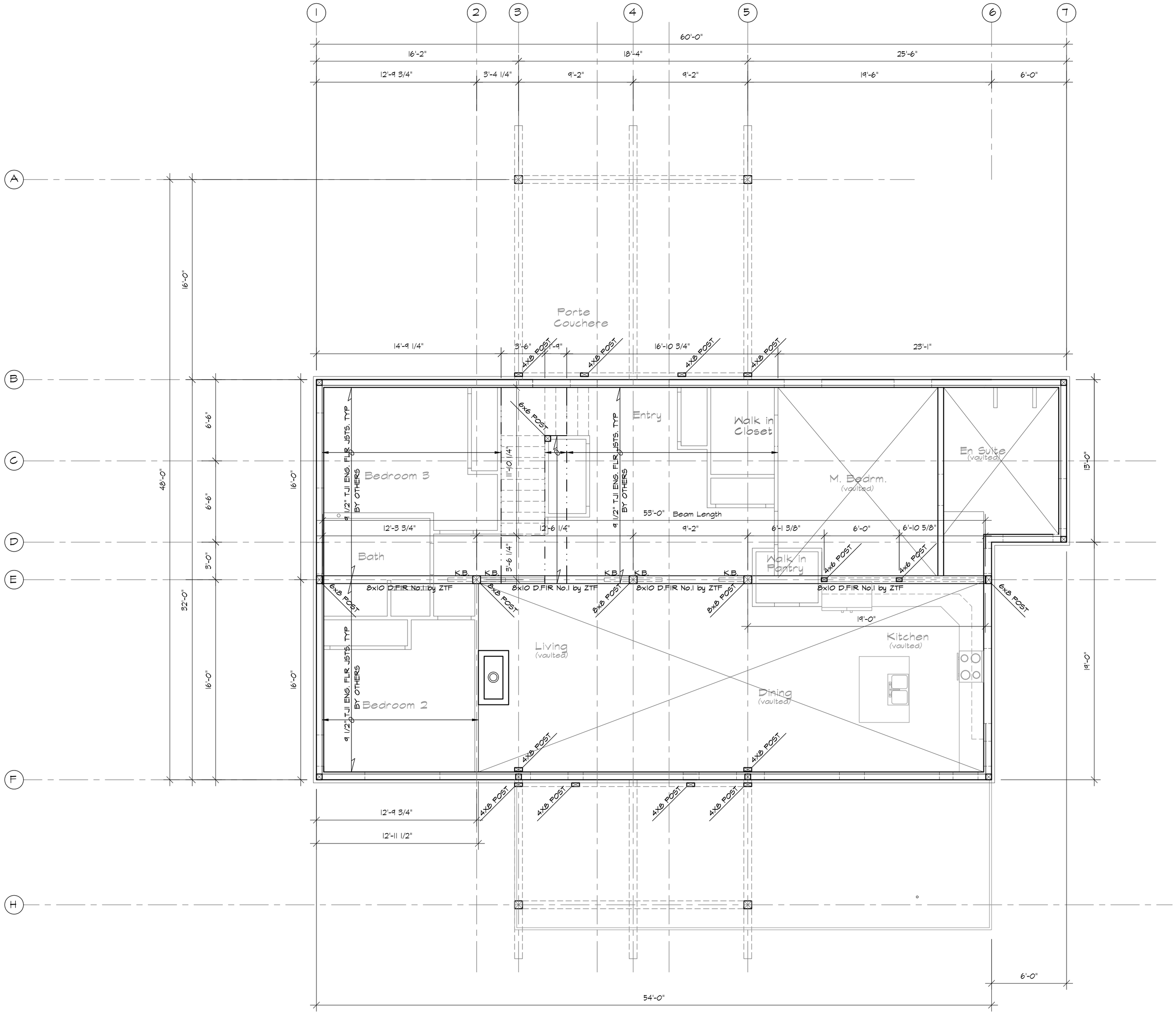
MAIN FLOOR
FRAMING PLAN

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PROJECT	POPOVIC-2014
SCALE	1/4"=1'-0"
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Loft Framing Plan

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LOFT FRAMING PLAN

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