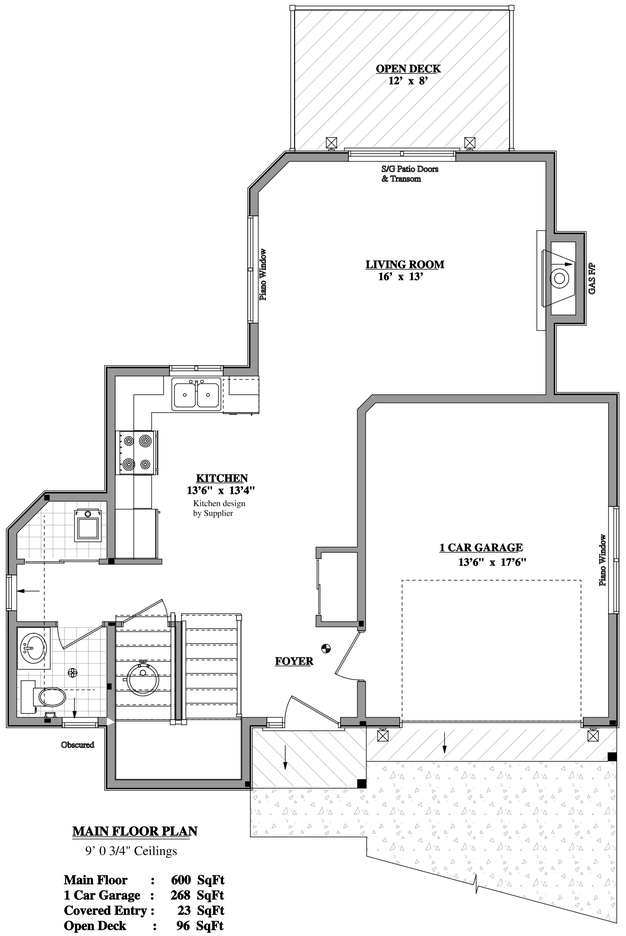

MAIN FLOOR PLAN

9' 0 3/4" Ceilings

Main Floor	**:**	**600 SqFt**
1 Car Garage	**:**	**268 SqFt**
Covered Entry	**:**	**23 SqFt**
Open Deck	**:**	**96 SqFt**

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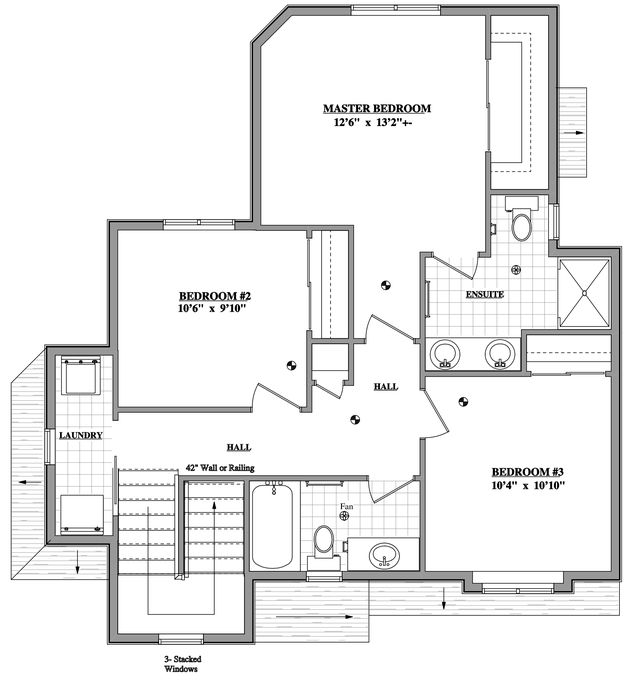
UPPER FLOOR PLAN

9' 0 3/4" Ceilings

Upper Floor : 763 SqFt
[Excluding 70 SqFt Stairwell]



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Cient: KAVORS DEV.
LOT 7 ..... HOUSE#2 ... SOUTHLAND WAY
NANAIMO, BC

SCALE : 1/4" = 1'0"
DRAWN BY: IAN
REVISION:.

DATE: JUNE 29,2019
Plan# TS-1433

PAGE NO.
Cover Page

" Disclaimer "

The attached drawings have been drawn by Sea Swan Ent. for construction purposes and every effort has been made to make these plans accurate and authoritive. Sea Swan Ent. does not warrant responsibility [Financial or otherwise] for its accuracy or completeness. The attached plan design is considered a guide only and may be subject to change at any time, due to building codes, municipal bylaws and restrictions, natural surroundings, engineering requirements, construction practises and requirements.
It is the responsibility of the users to apply their proffesional knowledge in the use of the information provided in these plans.

" Contractor "

: The Contractor shall be responsible for ensuring that construction complies to the British Columbia Building Code as well as all National and local Municipal regulations.
: It is highly recommended that the Contractor acquire the services of a Structual Engineer and a Geotech. It is the sole responsibility of the Contractor to verify the structual integrity of this building prior to any construction.
: Sea Swan Ent. has design these drawings based on the info supplied and excepts no financial or otherwise liabilities pertaining to these drawings.
: The Contractor shall verify all dimensions, materials, equipment and components prior to construction.
: Commencement of construction by Contractor shall imply acceptance of responsibility of all specifications, dimensions and requirements as well as all surfaces and conditions as being suitable to receive said work.

" Excavation & Foundation "

: Excavation for footing structure shall extend to undisturbed soil. Excavation shall be kept free of standing water.
: Building grades are to be sloped a min. of 2% away from dwelling and structures.
: Retaining walls are to be built according to good construction practises and may require a structual engineer.
: Footings are assumed to be constructed on a soil bearing capacity of 2000 p.s.f. or greater.
: Footings shall be placed on undisturbed soil at an elevation below frost line.
: Footings being stepped the vertical rise between horizontal portions may not exceed 2'. Horizontal distances between the rizers may not be less than 2'
: Reinforcing of concrete must be designed by a Structual Engineer.
: Waterproofing and dampproofing as per Sec.9.13.1.3.(1) BCBC 2006
: Concrete shall conform to Section 9.3.1. of BCBC 2006
: Concrete shall have a min. compressive strength of 25 MPa after 28 days.
: Concrete used for garages, carports and exterior stairs shall have a min. compressive strength of 32 MPa at 28 days.

" Wood Framing & Construction "

: Beams shall not have less than 3 1/2" length of brg. at end support.
: Lead bearing interior & exterior lintels are to be a min. 2-2x10's unless otherwise specified or engineered.
: Wood columns must have a bearing support equal in size.
: Kneeching or drilling of wood framemg shall comply with Section 9.23.5 of the BC Building Code 2006
: All wood products to concrete must have dampproofing with an approved sill gasket. Pressure treaded wood required anywhere wood contacts concrete.
: Floor joists may not have less than 1 1/2" of brg. support.
: All structual members beyond Part 9 of the Bldg. Code [ie. Manufactured Roof & Floor Trusses, LVL Beams, supporting hangers must be designed by a proffesional Engineer.
: All Electrical & Plumbing is to be done by qualified trades and adhering to current codes and restrictions.
: Windows, Doors, Siding, Roofing & Flashings are to adhere to current codes.

: Plan has been designed to meet client's requirements and adhere to Engineering Guide for Wood Frame Construction (CWC 2004). If in question it is the responsibility of the Contractor to verify this with a Structual Engineer and adjust to their required recommendations.

General Notes

- Artificial stone must be installed over a 20mm air space when applied over wood frame walls. [Max. height 3m]
- French Doors to be safety glass.
- Concrete stoop can not be poured against wood framing. Concrete foundation to be corbelled or top hung joists systen in stoop area.
- Max. Height of Backfill
  Applies a 8" thick concrete wall:
  "6\" if laterally supported at top
  4'0" if laterally unsupported
  Structual review by Professional Engineer if backfill height exceeded or the total height of walls is more than 10'
- Exterior Walls - 2 layers of 30 min bldg paper
- Double drains required.
  Solid pipe system fro roof water
  Perforated pipe system for foundation water
- All footings to be placed on solid bearing at a min. 18" below grade
- Foundation Walls
  - Dampproofing of concrete walls below grade
  - "Moisture barrier between foundation walls and mud sell
  - Perimeter drains required as per municipal Bldg. Codes
  - Concrete footings shall be on solid undisturbed firm ground below frost line.
  - Grades on plan are estimates determined by contractor unless indicated by a document provided by a BC Surveyor.
- Exterior doors are to be solid core type + weather stripped.
- Flashing is required [to current codes] at all horizontal changes in exterior finishing [caulking required around all exterior openings + flashing over all unprotected openings.] Flashing to be installed to meet current BC Bldg. Codes.
- Vapor barrier on top of and at end of walls + over beams applies exterior walls + attic spaces.
- Interior railings are to be 900mm in height and exterior railings are to be 1067mm. [constructed to code requirements] Safety Glass if applicable
- Bldg heights must be verified to meet municipal requirements.

Electrical + Plumbing

To be performed by a qualified tradesman and to meet BCBC2012 / Municipal Codes.
[information not supplied by Designer]

Window BCBC2012 / Doors / Finishings

All products to be supplied must be verified by suppliers with contractor prior to any manufacturing or ordering.

General Notes

Attached plan has be designed to the clients specifications and must meet the current BC Bldg. Codes and local + Municipal Codes.

Construction is to be performed by a qualified contractor. It is the responsibility of the contractor to verify all measurements, sizes, details etc. prior to any construction.
Any stuctual design required must be performed by a certified structual engineer.
Foundation is to be approved by the local Bldg. Dept. authorities or by a Structual Engineer.
Timber Framing [If applicable] to be designed by others.

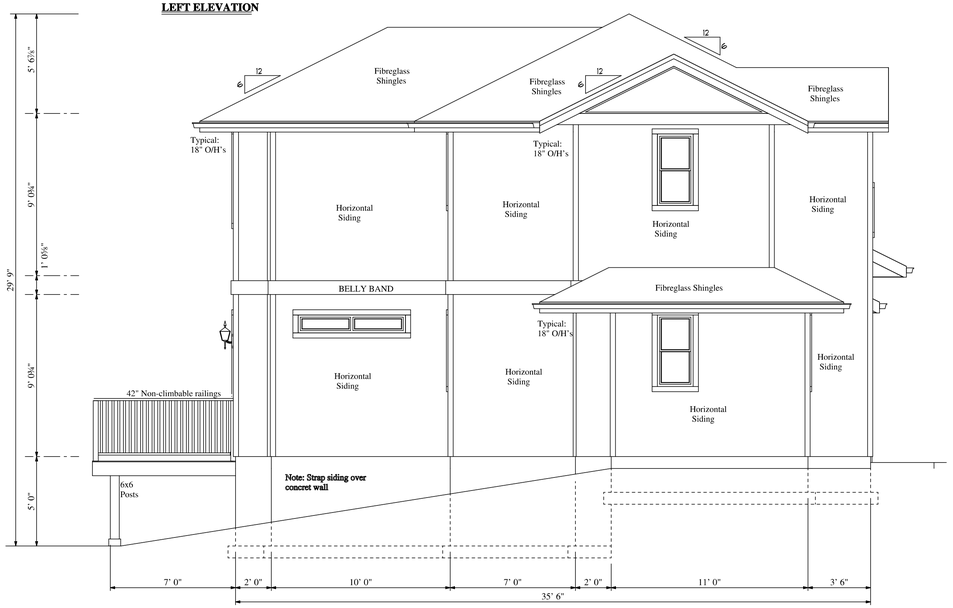
Designer Notes + Recommendations

- Designer assumes no liability for omissions or errors on attached plan.
- Qualified, established Contractor to perform construction.
- Engineered I-joist Floor Systems [L/480 min. design]
- Manufactured roof truss + floor layouts prior to construction
- Structual + Geotechnical Engineers [If applicable]
- Contractor to verify with clients all windows, doors finishing [Exterior + Interior] prior to construction.

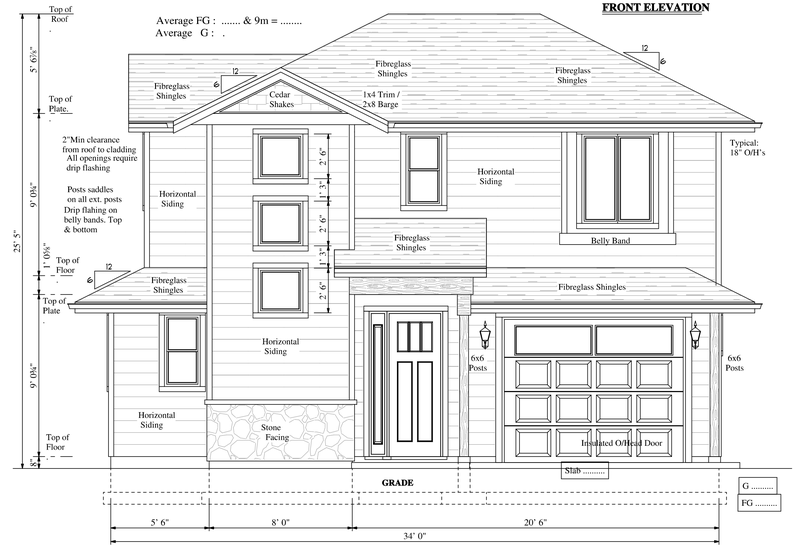
Note: Contractor must adhere to all the new Codes : BCBC2012

Max. City Allowable Height : .....

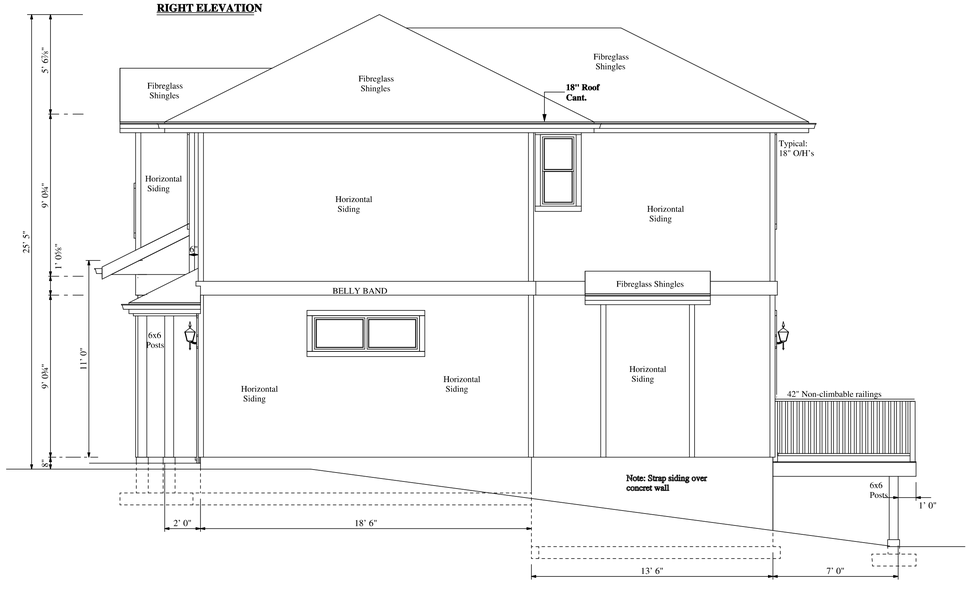
LEFT ELEVATION



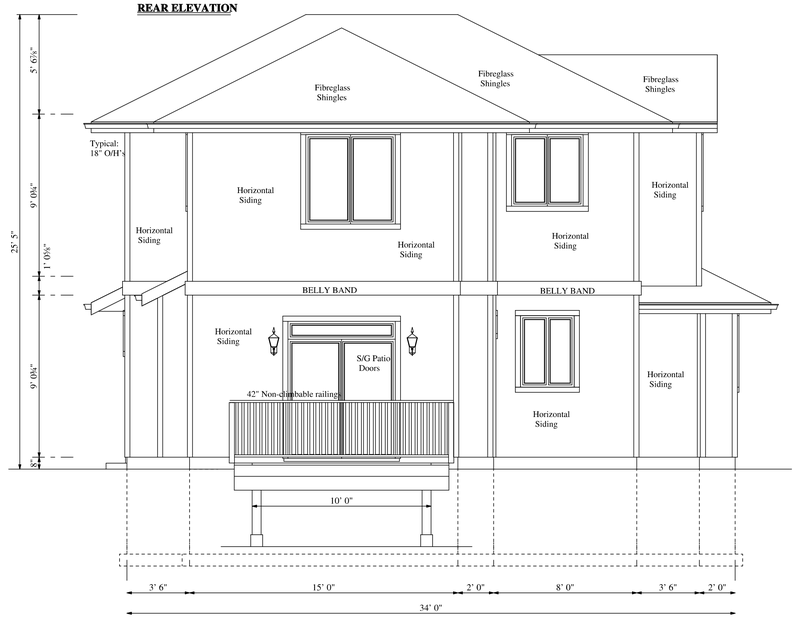
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



PAGE NO. 1

DATE : JUNE 29,2019

SCALE : 1/4" = 1'0"

DRAWN BY : IAN

REVISION: .

Plan# **TS-1433**

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Client: KAVORS DEV.
LOT 7, ... HOUSE#2 ... SOUTHLAND WAY
NANAIMO, BC

TYPICAL:
6" POURED CONCRETE FOUNDATION WALL
3"- R12 RIGID INSULATION
16" WIDE x 6" DEEP CONCRETE FOOTING

TYPICAL CONCRETE PAD:
w/ 30"x30"x8" CONCRETE FOOTING

DAMP-PROOF FOUNDATION COVERING

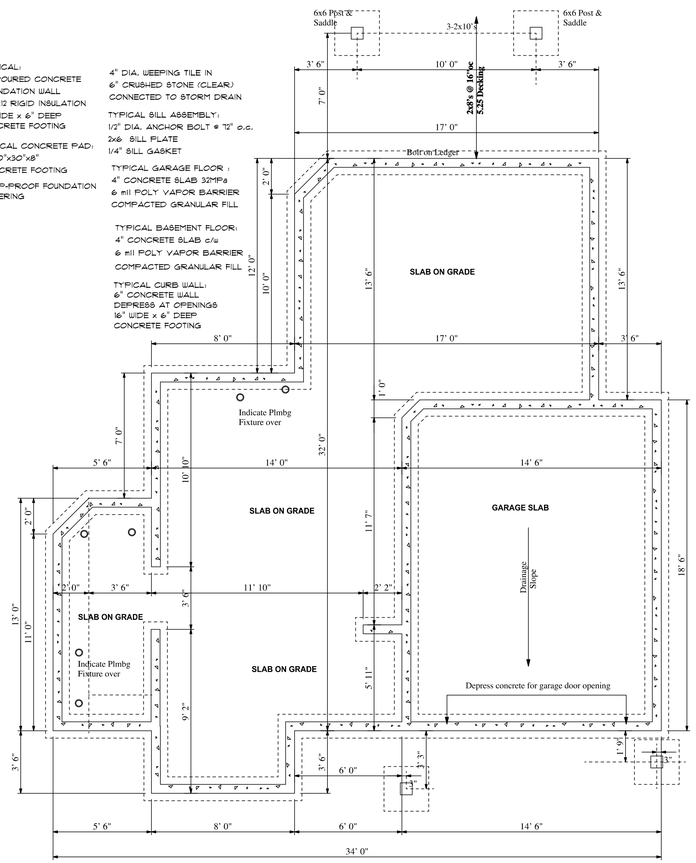
4" DIA. WEEPING TILE IN 6" CRUSHED STONE (CLEAR) CONNECTED TO STORM DRAIN

TYPICAL SILL ASSEMBLY:
1/2" DIA. ANCHOR BOLT @ 72" o.c.
2x6 SILL PLATE
1/4" SILL GASKET

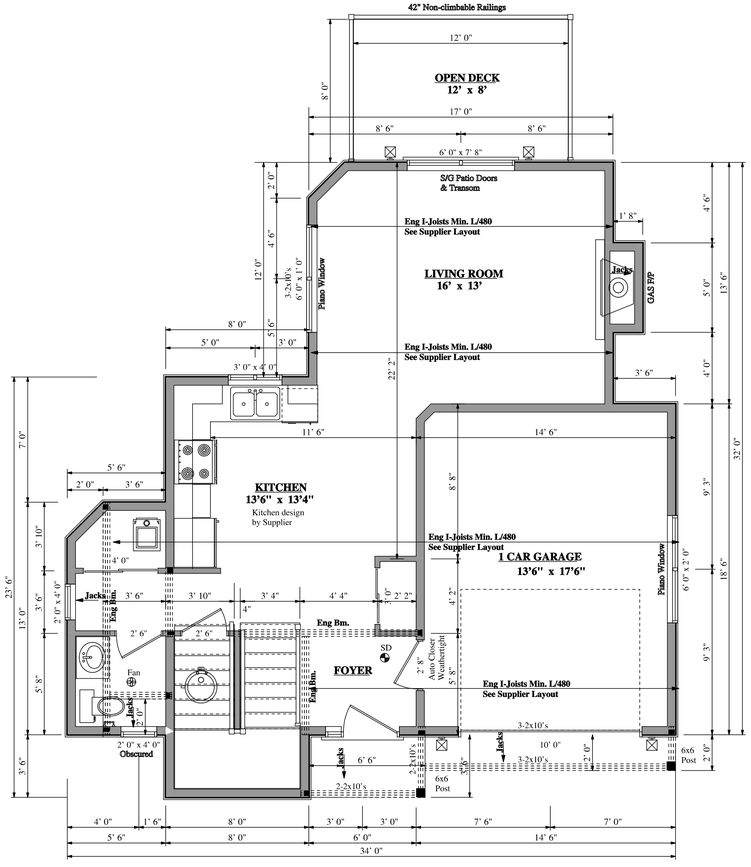
TYPICAL GARAGE FLOOR :
4" CONCRETE SLAB 32MPa
6 mil POLY VAPOR BARRIER
COMPACTED GRANULAR FILL

TYPICAL BASEMENT FLOOR:
4" CONCRETE SLAB c/w
6 mil POLY VAPOR BARRIER
COMPACTED GRANULAR FILL

TYPICAL CURB WALL:
6" CONCRETE WALL
DEPRESS AT OPENINGS
16" WIDE x 6" DEEP CONCRETE FOOTING

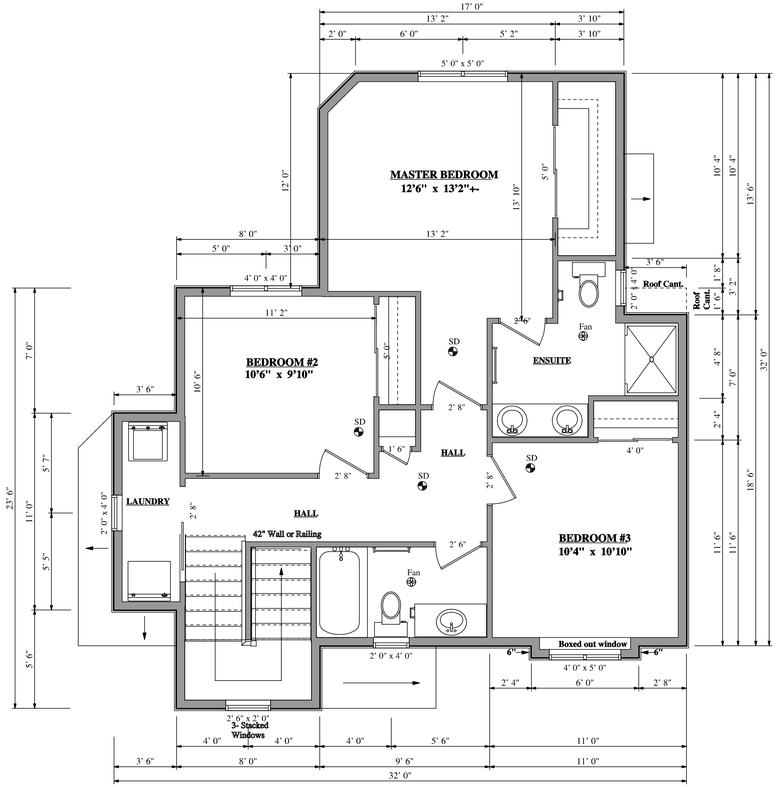


FOUNDATION PLAN
SLAB ON GRADE



MAIN FLOOR PLAN
9' 0 3/4" Ceilings

Main Floor	**:**	**600 SqFt**
1 Car Garage	**:**	**268 SqFt**
Covered Entry	**:**	**23 SqFt**
Open Deck	**:**	**96 SqFt**



UPPER FLOOR PLAN
9' 0 3/4" Ceilings

Upper Floor : 763 SqFt
[Excluding 70 SqFt Stairwell]

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SCALE : 1/4" = 1'0"

DRAWN BY : IAN

Plan# TS-1433

REVISION:.

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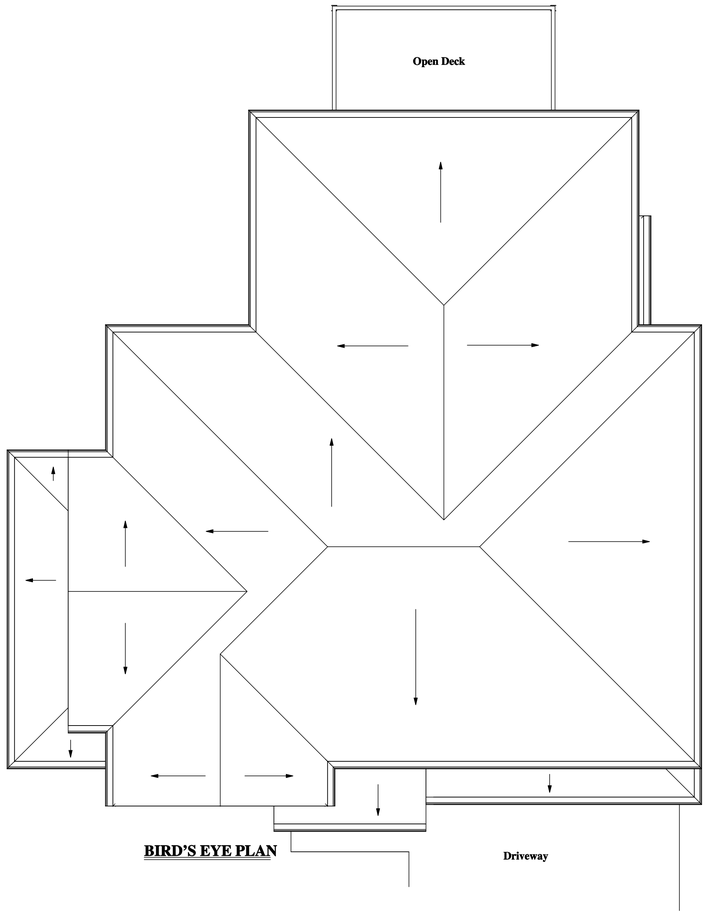
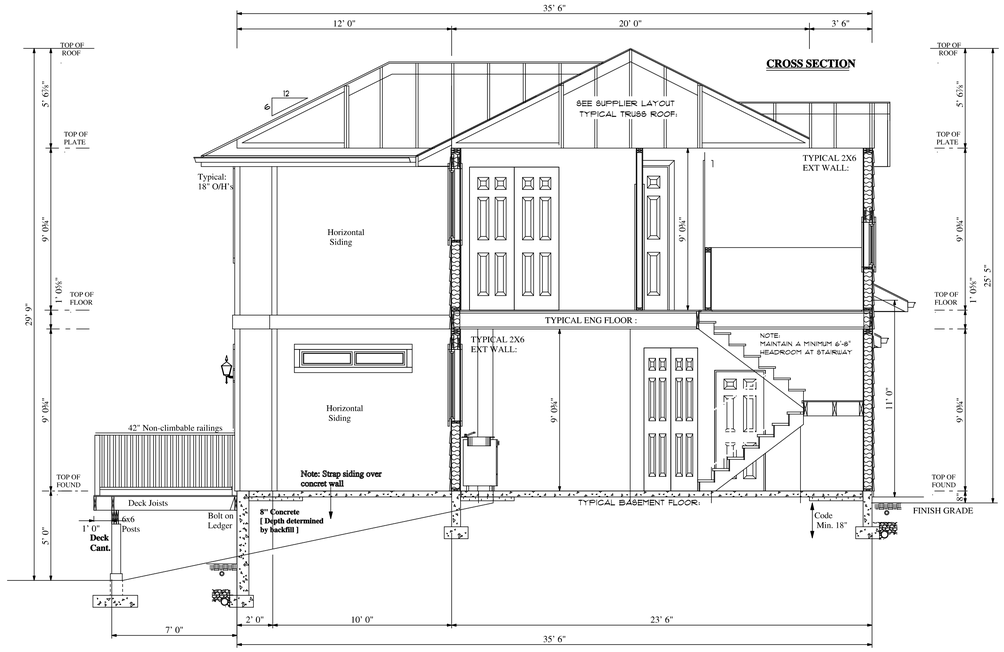
Client: KAVORS DEV.
LOT 7 .... HOUSE#2 ... SOUTHLAND WAY
NANAIMO, BC



BIRD'S EYE PLAN



TYPICAL:
8" POURED CONCRETE FOUNDATION WALL
2'- R12 RIGID INSULATION 1.2M MIN.
16" WIDE x 8" DEEP CONCRETE FOOTING
REBAR RECOMMENDED
MAX. 7'6" BACKFILL

TYPICAL:
6" POURED CONCRETE FOUNDATION WALL
2'- R12 RIGID INSULATION 1.2M MIN.
16" WIDE x 8" DEEP CONCRETE FOOTING
REBAR RECOMMENDED
MAX. 4' BACKFILL

TYPICAL CONCRETE PAD:
w/ 30"x30"x8" CONCRETE FOOTING

DAMP-PROOF FOUNDATION COVERING

4" DIA. WEEPING TILE IN 6" CRUSHED STONE (CLEAR) CONNECTED TO STORM DRAIN

TYPICAL SILL ASSEMBLY :
1/2" DIA. ANCHOR BOLT @ "2" o.c.
2x6 SILL PLATE
1/4" SILL GASKET

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4" CONCRETE SLAB 32MPa
6 mil POLY VAPOR BARRIER
COMPACTED GRANULAR FILL

TYPICAL BASEMENT FLOOR:
4" CONCRETE SLAB c/w
6 mil POLY VAPOR BARRIER
COMPACTED GRANULAR FILL

TYPICAL CURB WALL:
8 1/2 CONCRETE WALL
16" WIDE x 6" DEEP CONCRETE FOOTING

TYPICAL ENG FLOOR :
3/4" T&G SUBFLOOR SCREWED & GLUED
ENG I-JOISTS MIN. L/480
SEE SUPPLIER LAYOUT

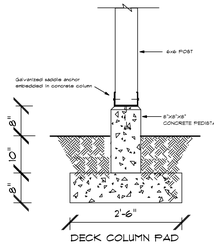
TYPICAL 2x4 WALL:
1/2" DRYWALL
TAPED & SANDED
2x4 STUDS @ 16" o.c.
1/2" DRYWALL
TAPED & SANDED

TYPICAL 2x6 SIDING EXT WALL:
SIDING [VERIFY]
7/16" PLYWOOD SHEATHING
2 LAYERS#30MIN BLDG PAPER
RAIN SCREEN DETAIL [IF applicable]
2x6 STUDS @ 16" o.c.
R20 BATT INSULATION
6 mil POLY V.B.
1/2" DRYWALL
TAPED & SANDED

NOTE:
MAINTAIN A MINIMUM 6'-8" HEADROOM AT STAIRWAY

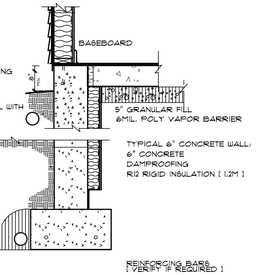
TYPICAL TRUSS ROOF:
FIBREGLASS SHINGLES
7/16" ROOFING PLYWOOD c/w
'H' CLIPS
2x8 BLOCKING AT PEAK
PRE-ENG. TRUSSES @ 24" o.c.
2x4 TRUSS BRACING
R40 BATT INSULATION
6 mil POLY V.B.
5/8" CEILING BOARD
TAPED & SANDED
SEE SUPPLIER LAYOUT

NOTE:
VENTILATE ROOF TO 1/300TH OF INSULATED CEILING AREA



DECK COLUMN PAD

TYPICAL 2x6 SIDING EXTERIOR WALL:
SIDING
7/16" SHEATHING
AIR BARRIER
2x6 STUDS @ 16" o.c.
R20 BATT INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD
2X6 BOTTOM PLATE
WEATHER TIGHT CAULKING
2X6 SILL PLATE ON GASKET FASTENED TO FOUNDATION WALL WITH 1/2" DIAMETER ANCHOR BOLTS



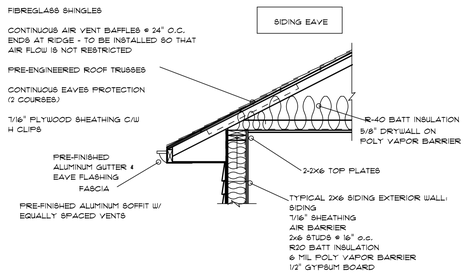
CONCRETE FOUNDATION WALL FINISHED

Climate Zone 4 Section 9.36. of the BC Bldg Code

Typical Roofs	RSI 6.91 [R-39.2]	Typical Windows & Doors	USI 1.80 [U-0.32]
Typical Catedral Ceilings & Flat Roofs	RSI 4.67 [R-26.5]	Typical Door to Garage	RSI 1.1 [R-6.25]
Typical Skylights	USI 2.90 [U-0.52]	Typical Access Hatch	RSI 2.6 [U-0.46]
Typical Skylights Shafts	RSI 2.78 [R15.8]	Typical Front Door	USI 2.6 [U-0.46]
Typical Ext. Walls	RSI 3.5 [R-20]	Typical Glass Block	USI 2.9 [U-0.51]
Typical Floors over Unheated Spaces	RSI 4.67 [R-26.5]		
Typical Foundation Walls	RSI 1.99 [R-11.3]		
Typical Heated Floors	RSI 2.32 [R-13.2]		
Typical Unheated Floors above frost line	RSI 1.96 [R-11.1]		
Typical Unheated Floors below frost line	Insulation not required		

Contractor must adhere to the new Energy Efficiency Requirement Climate Zone 4 Section 9.36. of the BC Bldg Code

Thermal Characteristics of Building Assemblies (9.36.2.6 - 9.36.2.8)



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