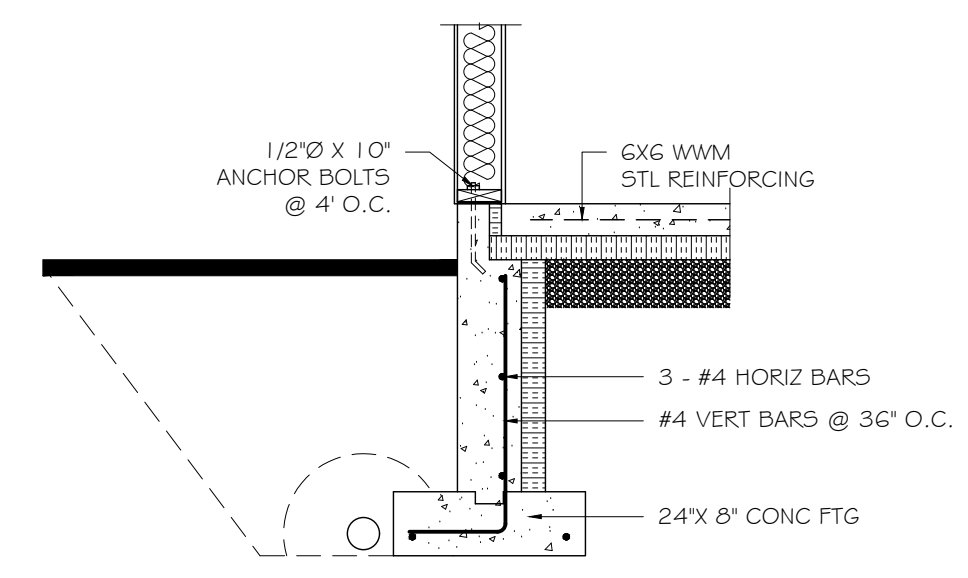


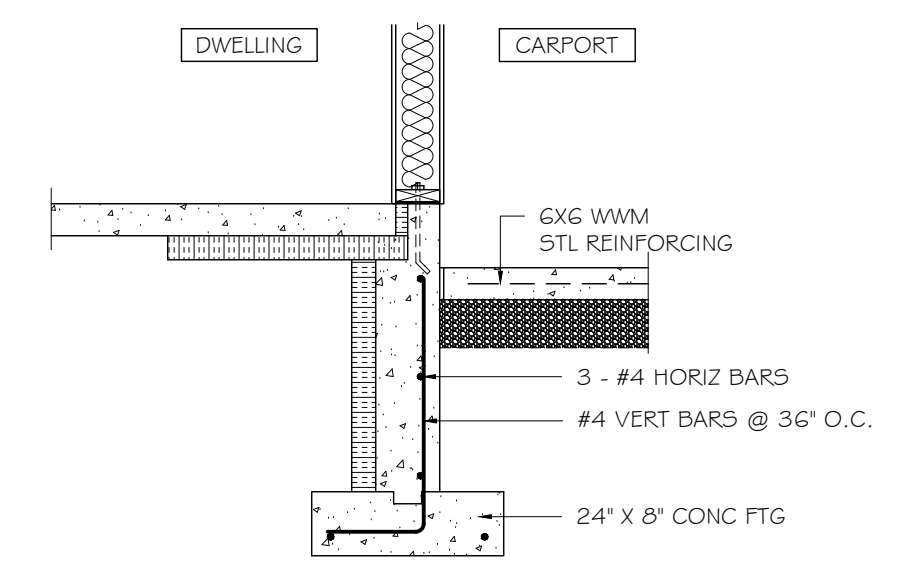
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**General Notes**

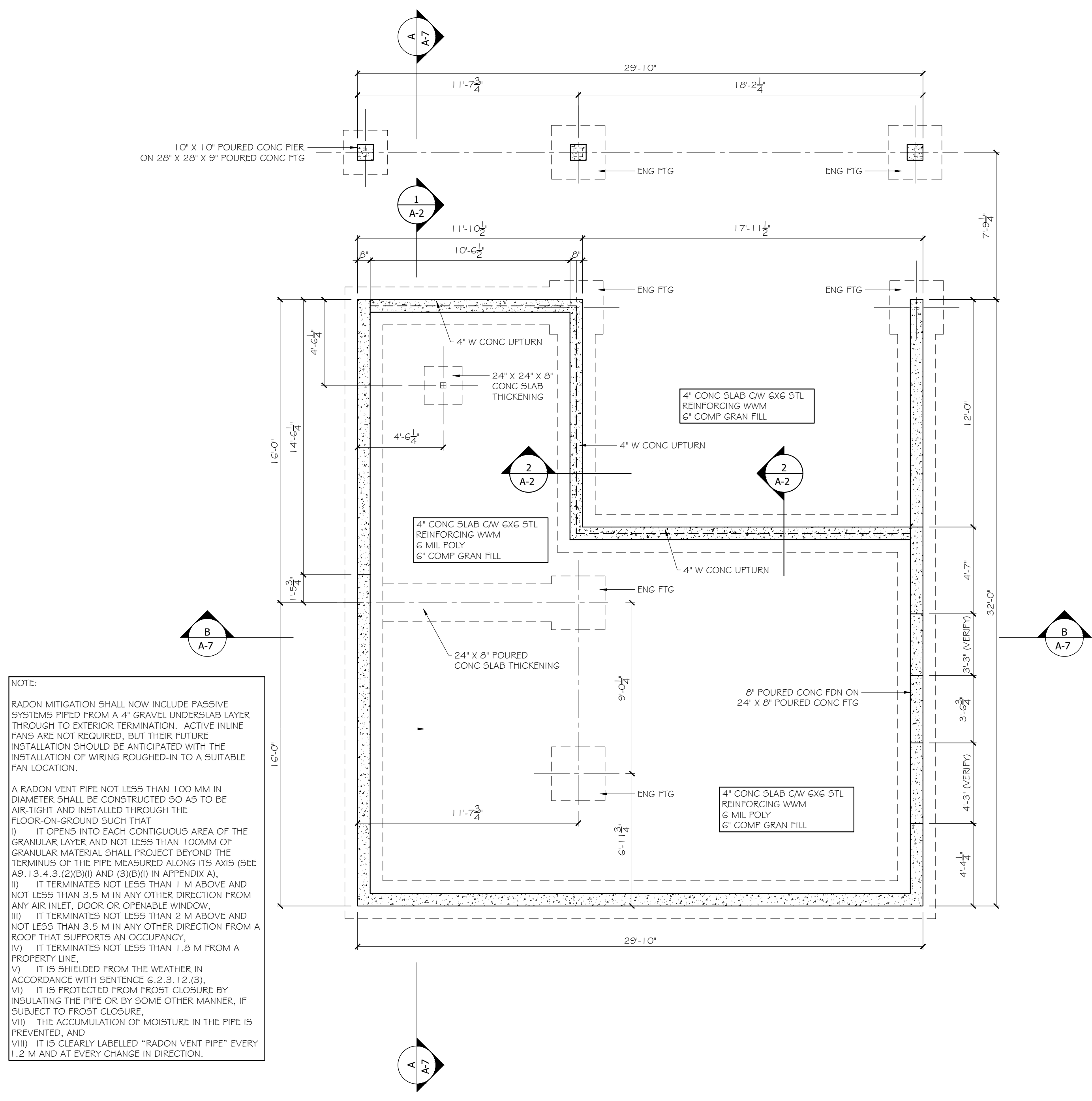
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**1 FOUNDATION DETAIL**  
 Scale: 1/2" = 1'-0"

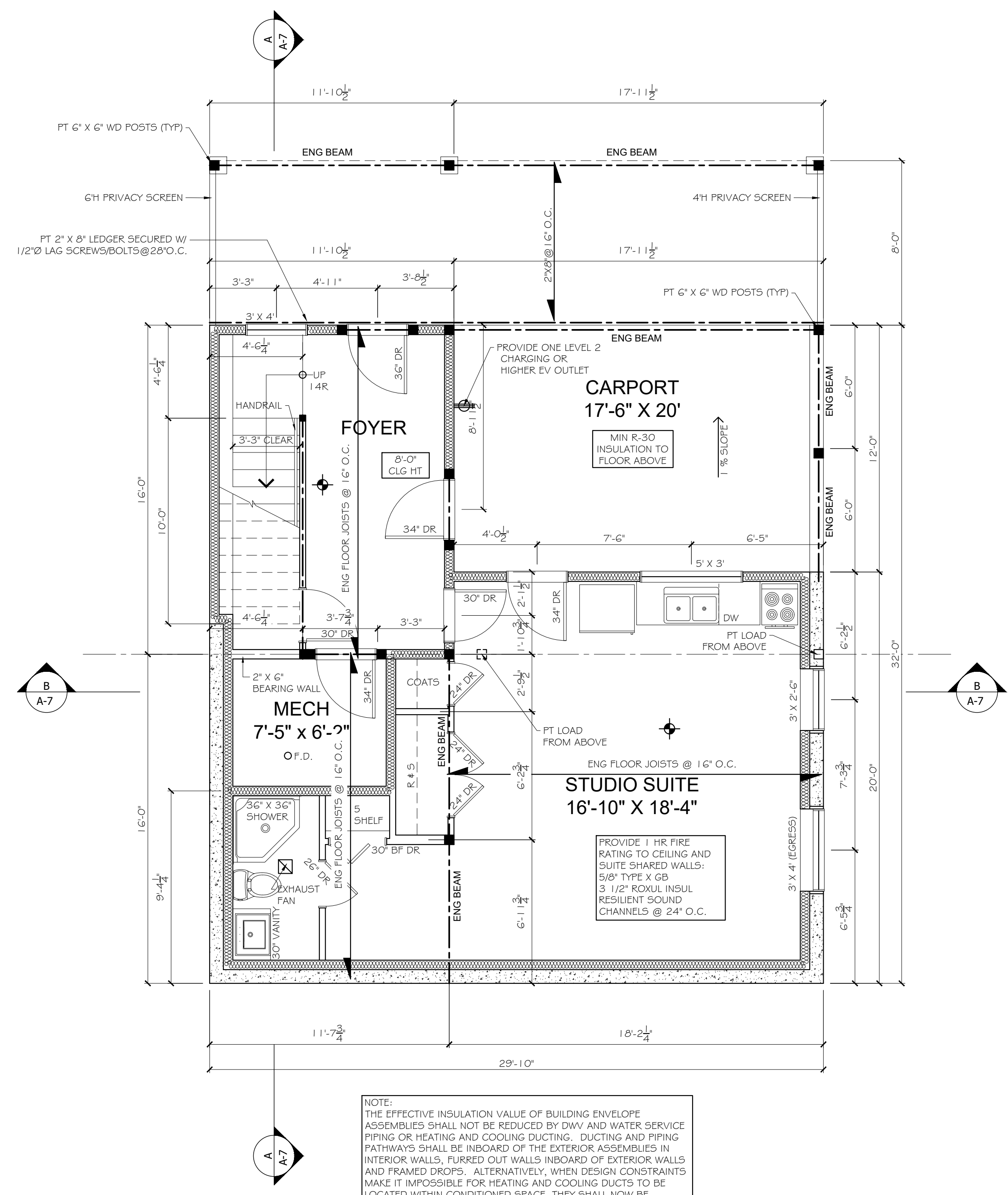


**2 FOUNDATION DETAIL**  
 Scale: 1/2" = 1'-0"



**FOUNDATION PLAN**

NOTE:  
 RADON MITIGATION SHALL NOW INCLUDE PASSIVE SYSTEMS PIPED FROM A 4" GRAVEL UNDERSLAB LAYER THROUGH TO EXTERIOR TERMINATION. ACTIVE IN-LINE FANS ARE NOT REQUIRED, BUT THEIR FUTURE INSTALLATION SHOULD BE ANTICIPATED WITH THE INSTALLATION OF WIRING ROUGHED-IN TO A SUITABLE FAN LOCATION.  
 A RADON VENT PIPE NOT LESS THAN 100 MM IN DIAMETER SHALL BE CONSTRUCTED SO AS TO BE AIR-TIGHT AND INSTALLED THROUGH THE FLOOR-ON-GROUND SUCH THAT:  
 I) IT OPENS INTO EACH CONTIGUOUS AREA OF THE GRANULAR LAYER AND NOT LESS THAN 100MM OF GRANULAR MATERIAL SHALL PROJECT BEYOND THE TERMINUS OF THE PIPE MEASURED ALONG ITS AXIS (SEE A9, I.3.4.3.(2)(B)(i) AND (3)(B)(i) IN APPENDIX A),  
 II) IT TERMINATES NOT LESS THAN 1 M ABOVE AND NOT LESS THAN 3.5 M IN ANY OTHER DIRECTION FROM ANY AIR INLET, DOOR OR OPENABLE WINDOW,  
 III) IT TERMINATES NOT LESS THAN 2 M ABOVE AND NOT LESS THAN 3.5 M IN ANY OTHER DIRECTION FROM A ROOF THAT SUPPORTS AN OCCUPANCY,  
 IV) IT TERMINATES NOT LESS THAN 1.8 M FROM A PROPERTY LINE,  
 V) IT IS SHIELDED FROM THE WEATHER IN ACCORDANCE WITH SENTENCE 6.2.3.1.2.(3),  
 VI) IT IS PROTECTED FROM FROST CLOSURE BY INSULATING THE PIPE OR BY SOME OTHER MANNER, IF SUBJECT TO FROST CLOSURE,  
 VII) THE ACCUMULATION OF MOISTURE IN THE PIPE IS PREVENTED, AND  
 VIII) IT IS CLEARLY LABELLED "RADON VENT PIPE" EVERY 1.2 M AND AT EVERY CHANGE IN DIRECTION.



**GROUND FLOOR PLAN**

NOTE:  
 THE EFFECTIVE INSULATION VALUE OF BUILDING ENVELOPE ASSEMBLIES SHALL NOT BE REDUCED BY DWV AND WATER SERVICE PIPING OR HEATING AND COOLING DUCTING. DUCTING AND PIPING PATHWAYS SHALL BE INBOARD OF THE EXTERIOR ASSEMBLIES IN INTERIOR WALLS, FURRED OUT WALLS INBOARD OF EXTERIOR WALLS AND FRAMED DROPS. ALTERNATIVELY, WHEN DESIGN CONSTRAINTS MAKE IT IMPOSSIBLE FOR HEATING AND COOLING DUCTS TO BE LOCATED WITHIN CONDITIONED SPACE, THEY SHALL NOW BE INSULATED TO THE EFFECTIVE VALUE REQUIRED FOR THE EXTERIOR WALLS.

WOOD STAIRS SHALL COMPLY WITH BCBC 2018  
 9.8 "STAIRS, RAMPS, HANDRAILS & GUARDS"  
 9.8.7 HANDRAILS  
 9.8.8 GUARDS  
 9.8.9 CONSTRUCTION

♦ DENOTES COMBINATION SMOKE/CO2 DETECTOR MOUNTED ON CEILING

NOTE: ALL LINTELS 2-2X10 UNLESS OTHERWISE NOTED.

NOTE:  
 • DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR STUDS TO CENTER OF PARTITION WALLS UNLESS OTHERWISE NOTED.  
 • FACE OF EXTERIOR STUD WALL & FOUNDATION WALL TO BE FLUSH.  
 • OPENING SIZES SHOWN ARE W X H X RSO

No.	Revision/Issue	Date

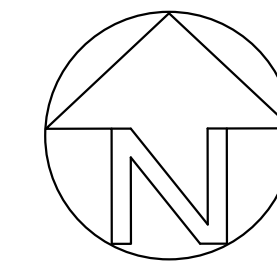
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**R. PIVA**  
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 1443 Columbia Avenue  
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 Tel: (250) 364-2599 Email: avprpp@gmail.com

Project Name & Address:  
**PROPOSED 3 STOREY FRAME DWELLING FOR: LOT 3 WEST GORE STREET NELSON, BC**

**FOUNDATION & GROUND FLOOR PLANS**

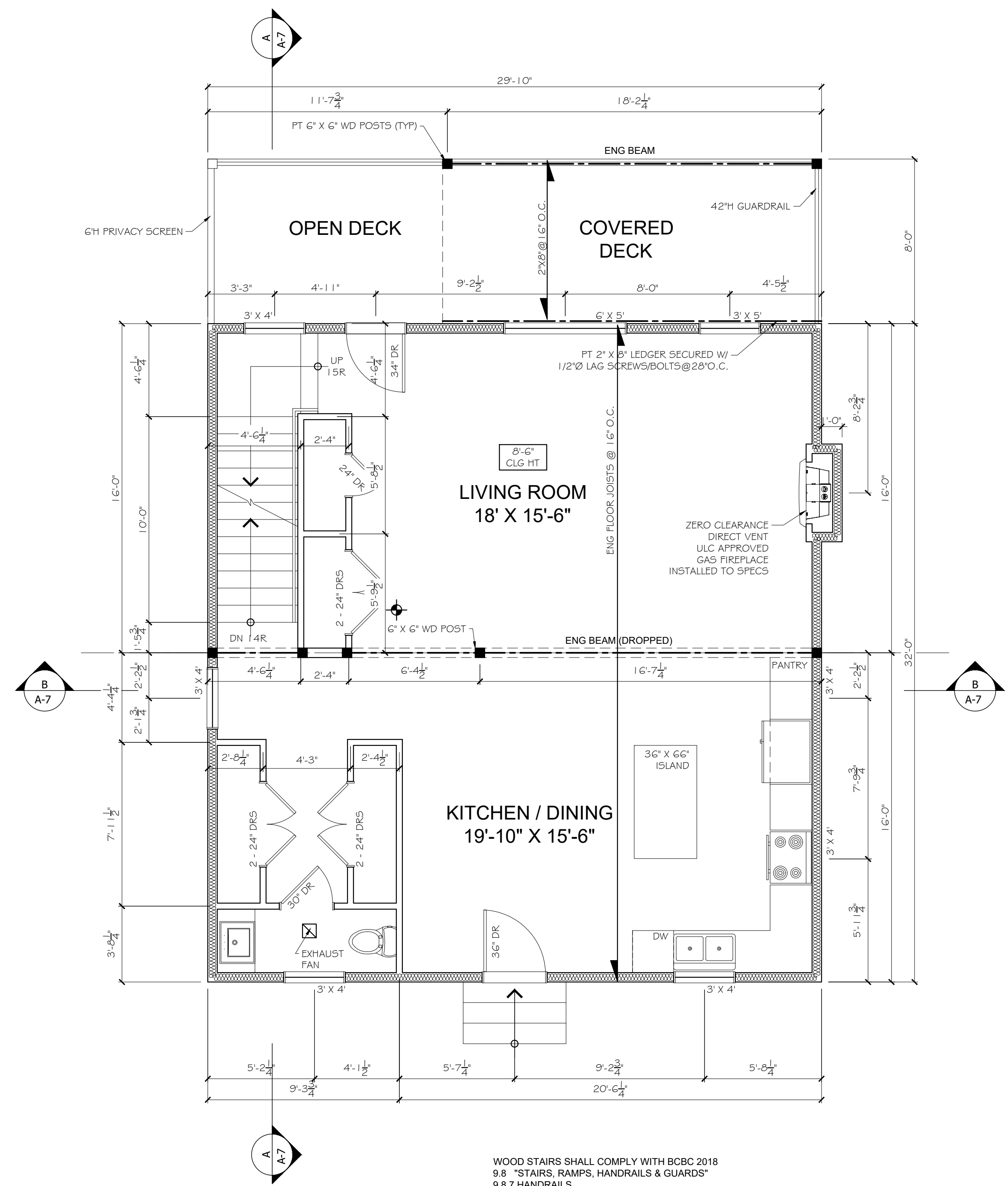
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Date	JANUARY 21, 2021		
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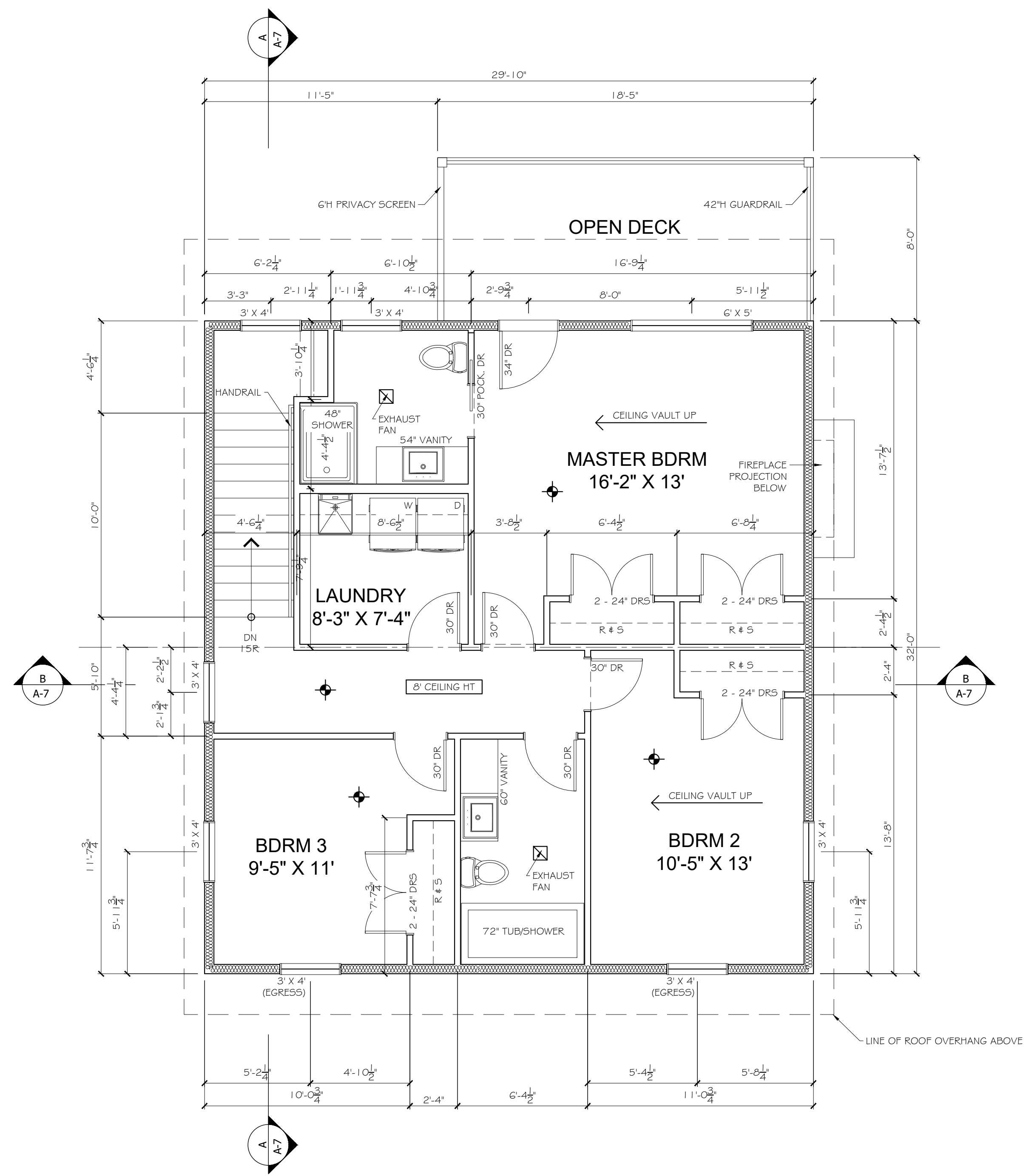
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2ND FLOOR PLAN



3RD FLOOR PLAN

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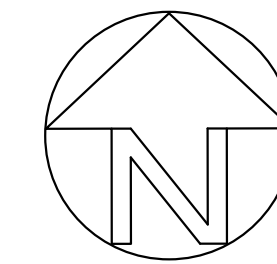
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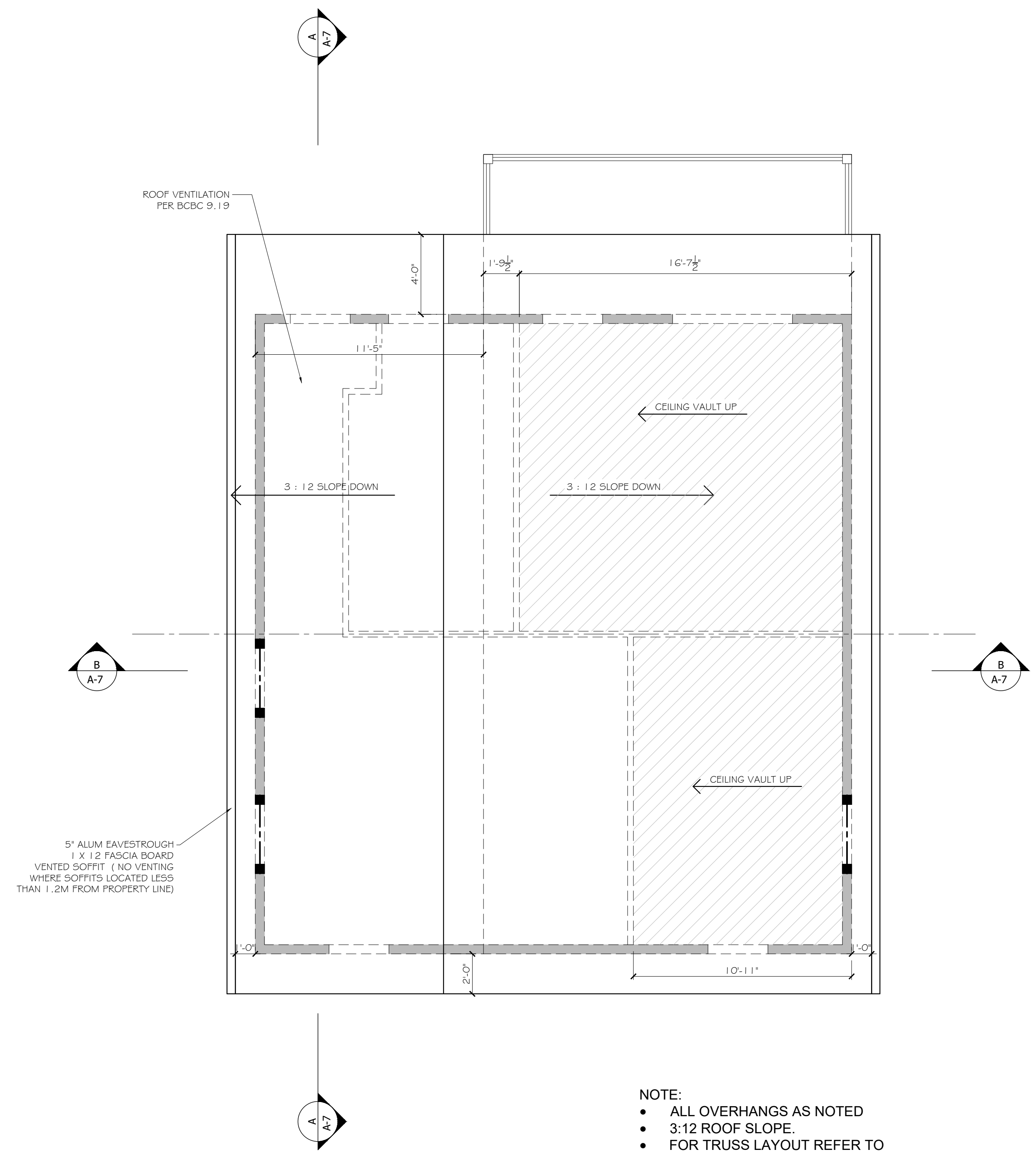
Title:  
**2ND & 3RD FLOOR PLANS**

Project	21-11	Sheet <b>A-3</b>
Date	JANUARY 21, 2021	
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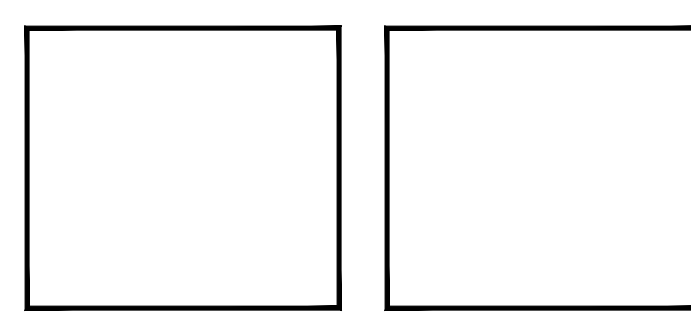
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- NOTE:**
- ALL OVERHANGS AS NOTED
  - 3:12 ROOF SLOPE.
  - FOR TRUSS LAYOUT REFER TO TRUSS MANUFACTURER'S DRAWINGS.
  - CONTRACTOR TO ENSURE SOLID BEARING TO U/S OF ALL TRUSS/BEAM POINT LOADS.

**ROOF PLAN**

No.	Revision/Issue	Date



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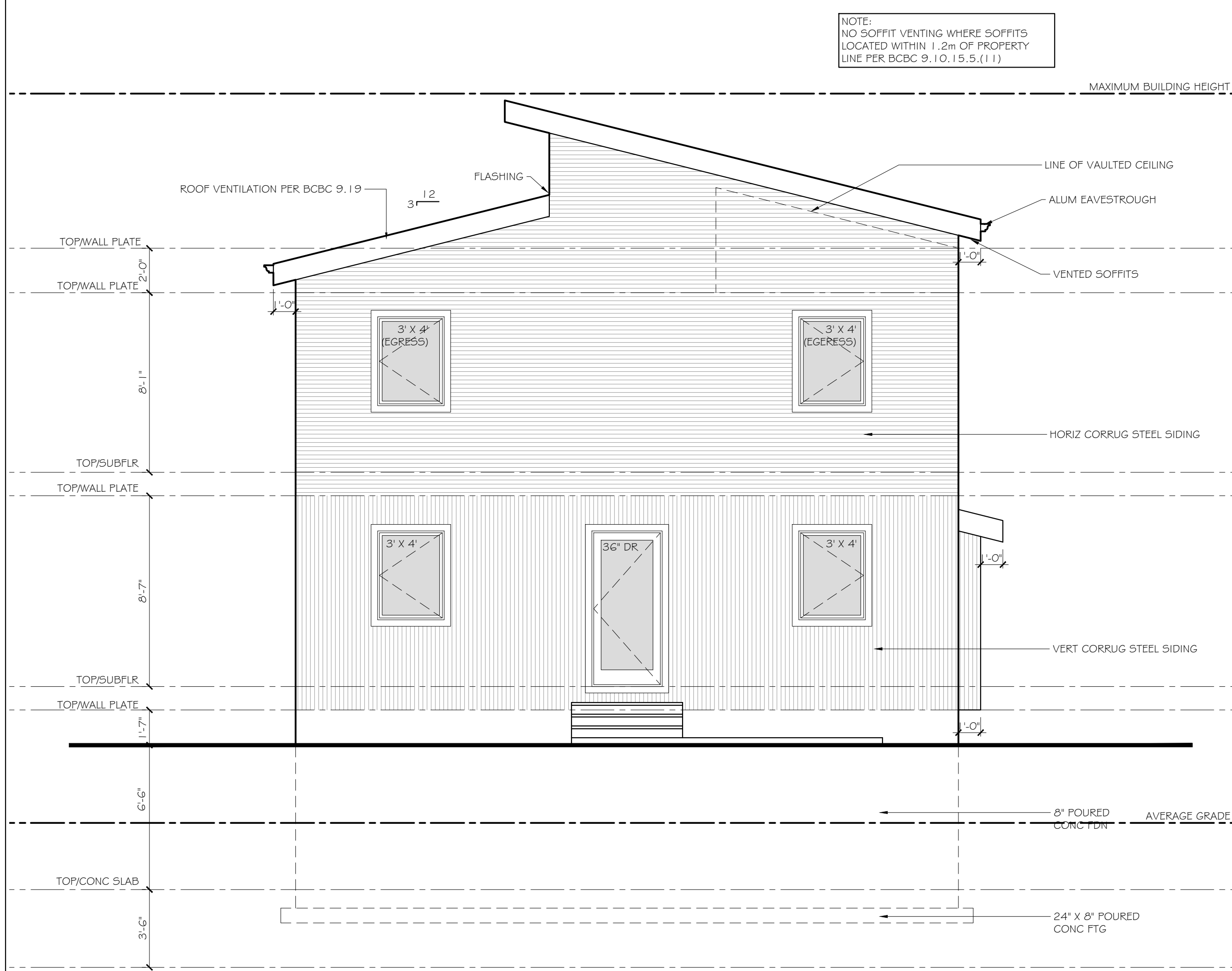
**Project Name & Address:**  
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**NELSON, BC**

**Title:**  
**ROOF PLAN**

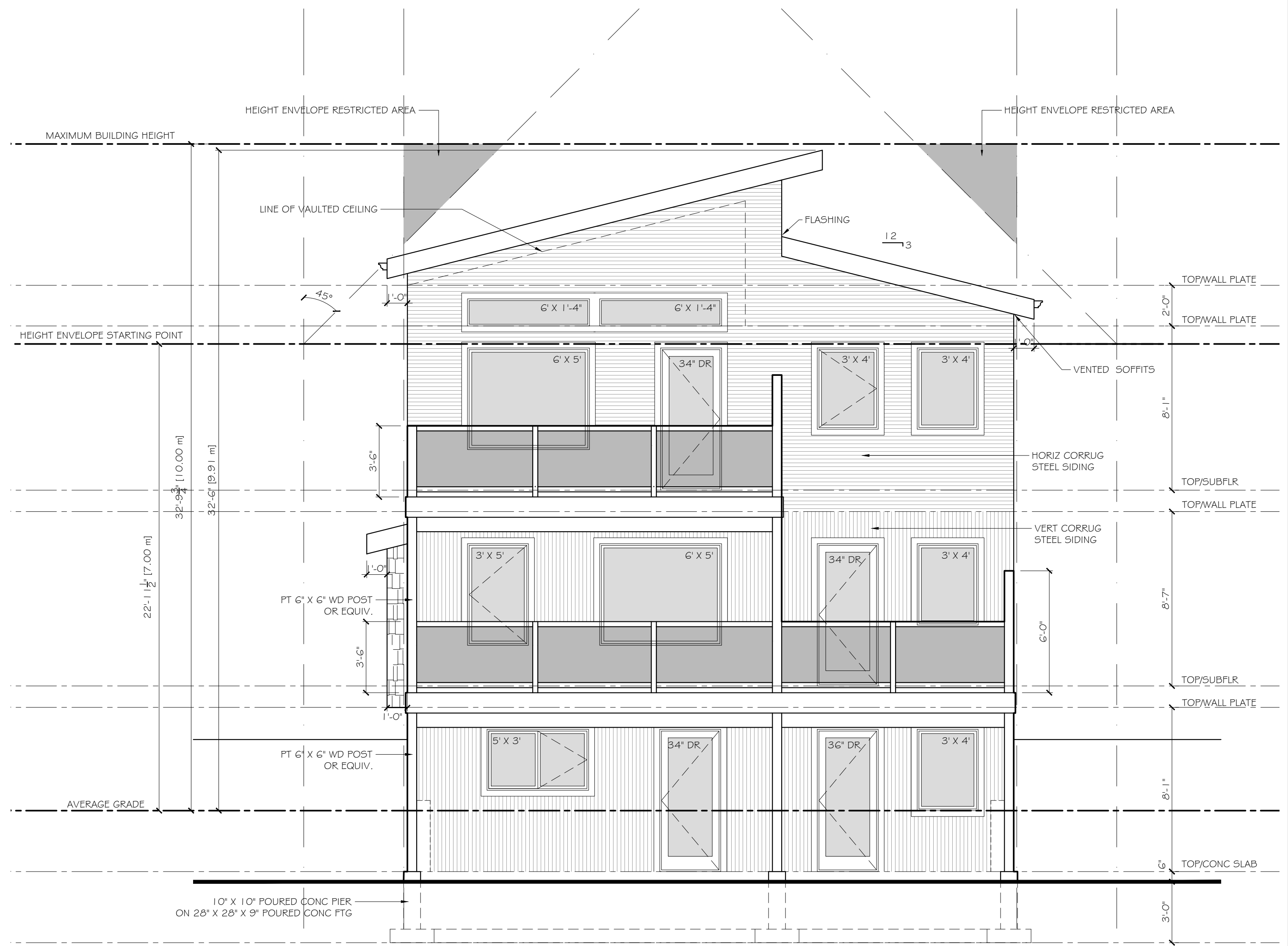
<b>Project</b> 21-11	<b>Sheet</b> <b>A-4</b>
<b>Date</b> JANUARY 21, 2021	
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SOUTH ELEVATION



NORTH ELEVATION (FRONT)

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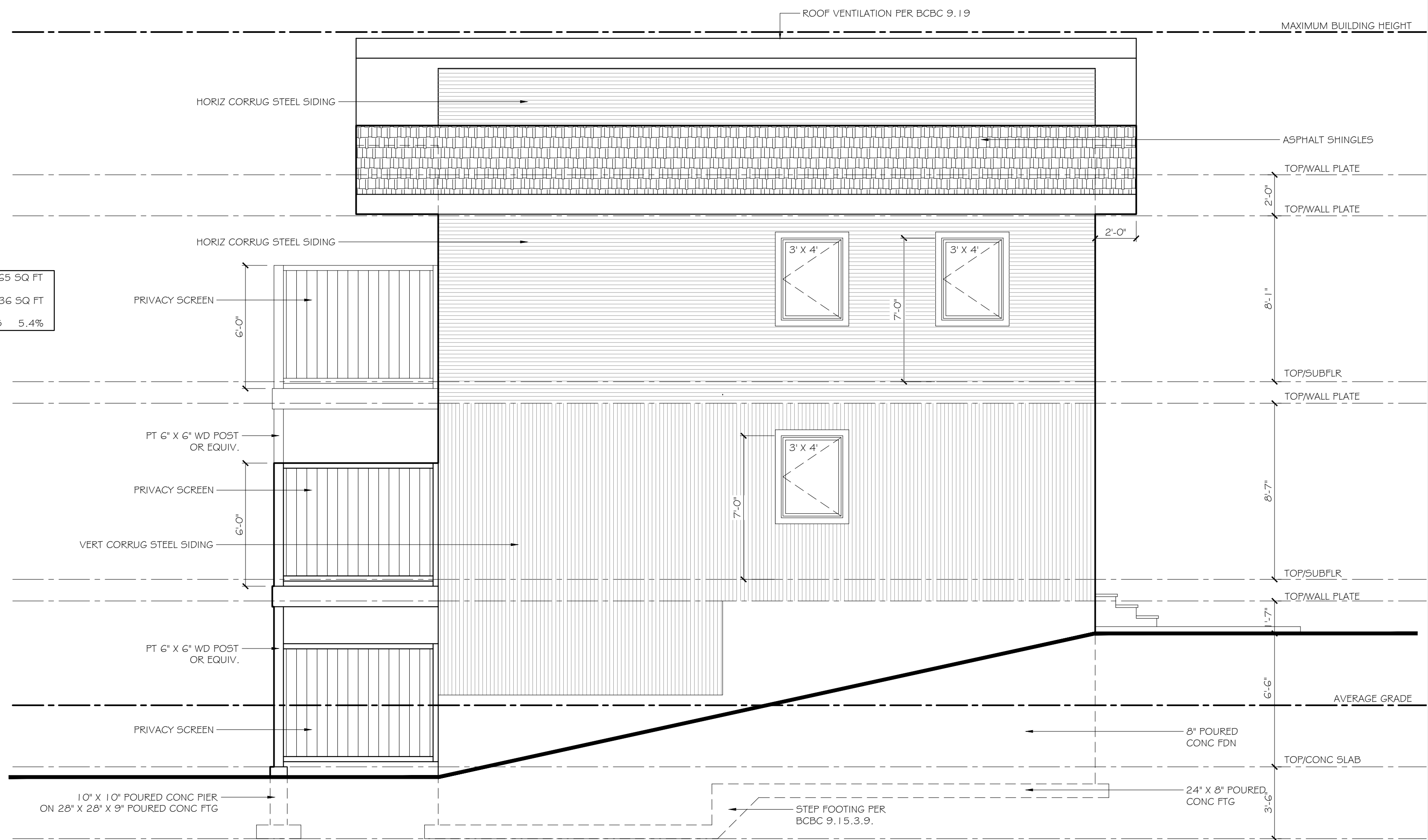
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 NELSON, BC

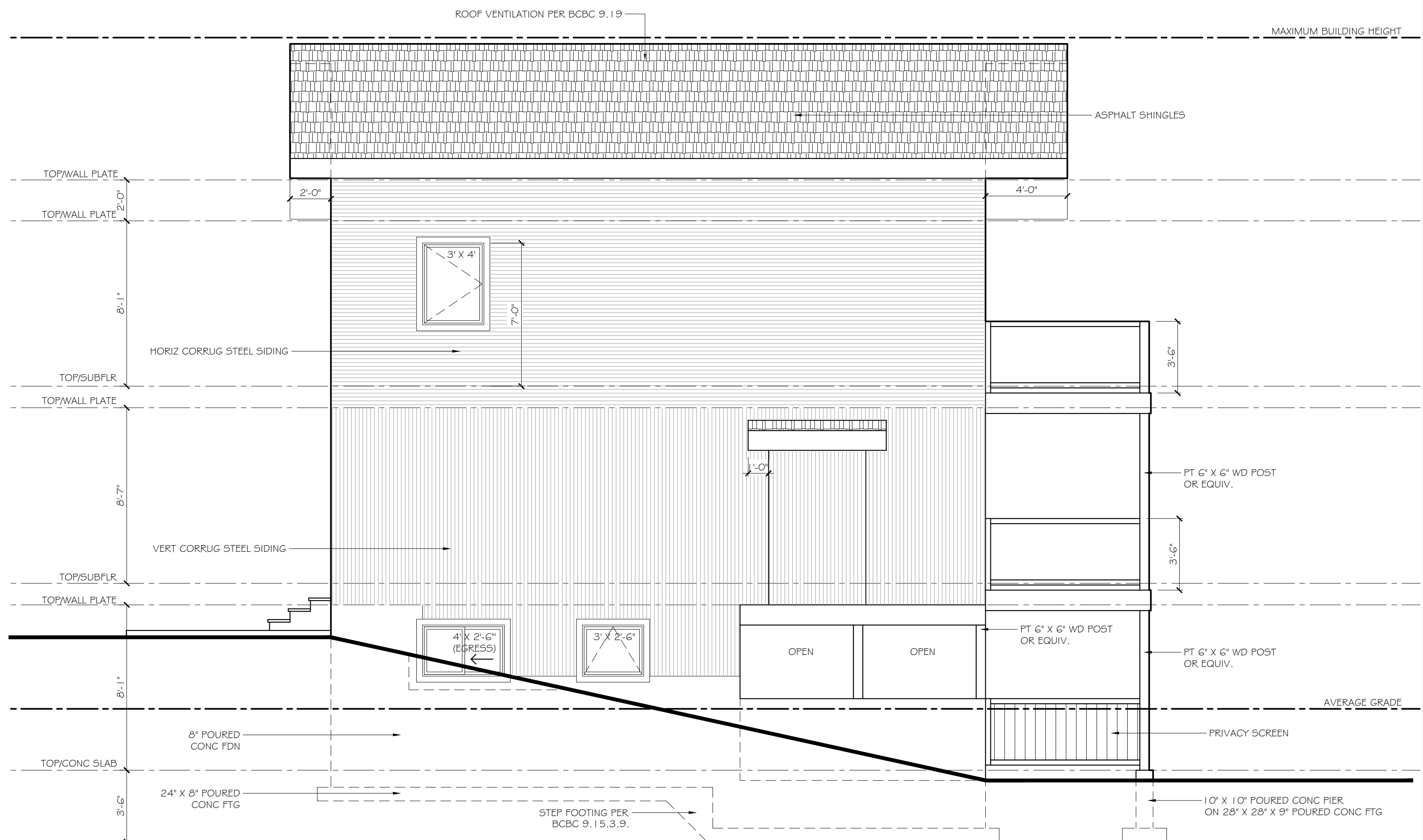
**Title:**  
 SOUTH & NORTH ELEVATIONS

<b>Project</b>	21-11	<b>Sheet</b>  <b>A-5</b>
<b>Date</b>	JANUARY 21, 2021	
<b>Scale</b>	1/4" = 1'	

WALL AREA	665 SQ FT
WINDOW AREA	36 SQ FT
% OF UNPROTECTED OPENINGS	5.4%



WEST ELEVATION



EAST ELEVATION

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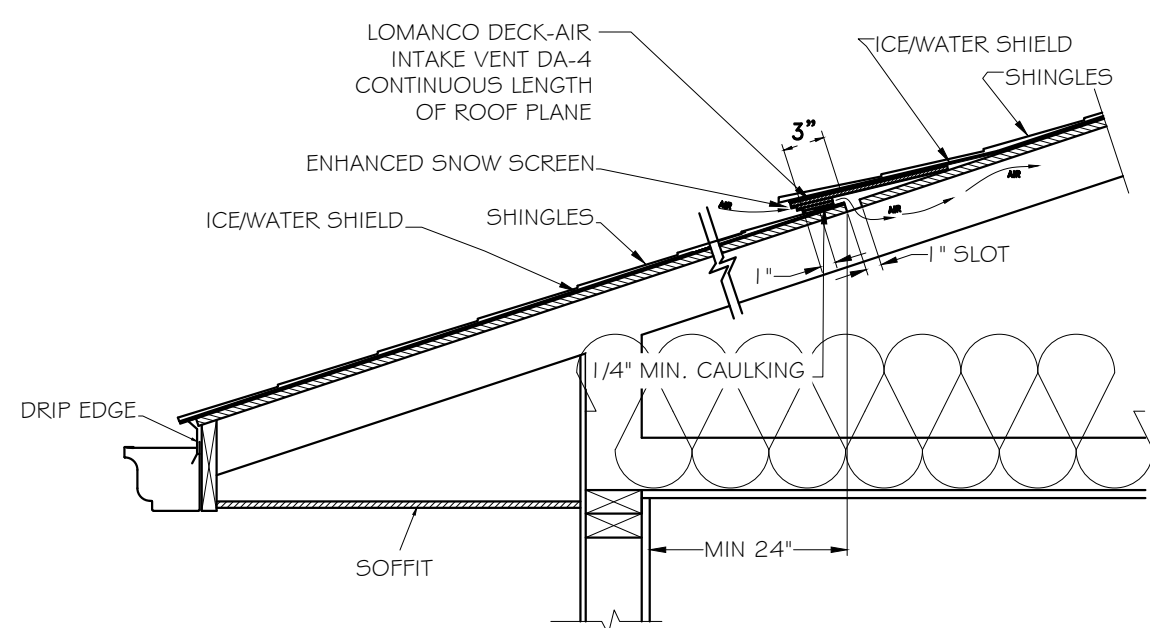
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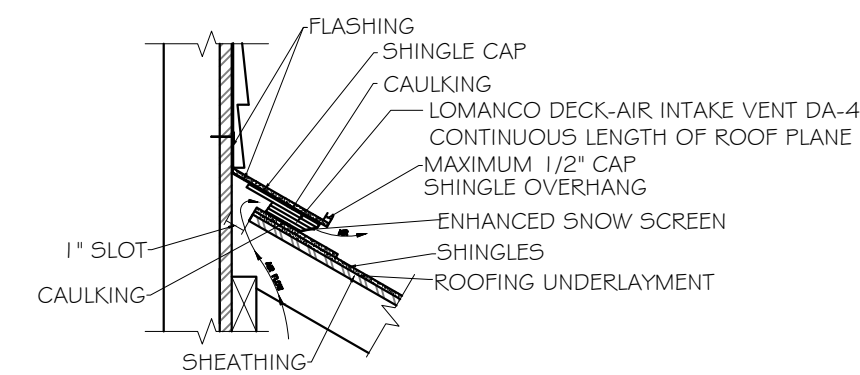
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**PROPOSED 3 STOREY FRAME DWELLING FOR: LOT 3 WEST GORE STREET NELSON, BC**

Title:  
**WEST & EAST ELEVATIONS**

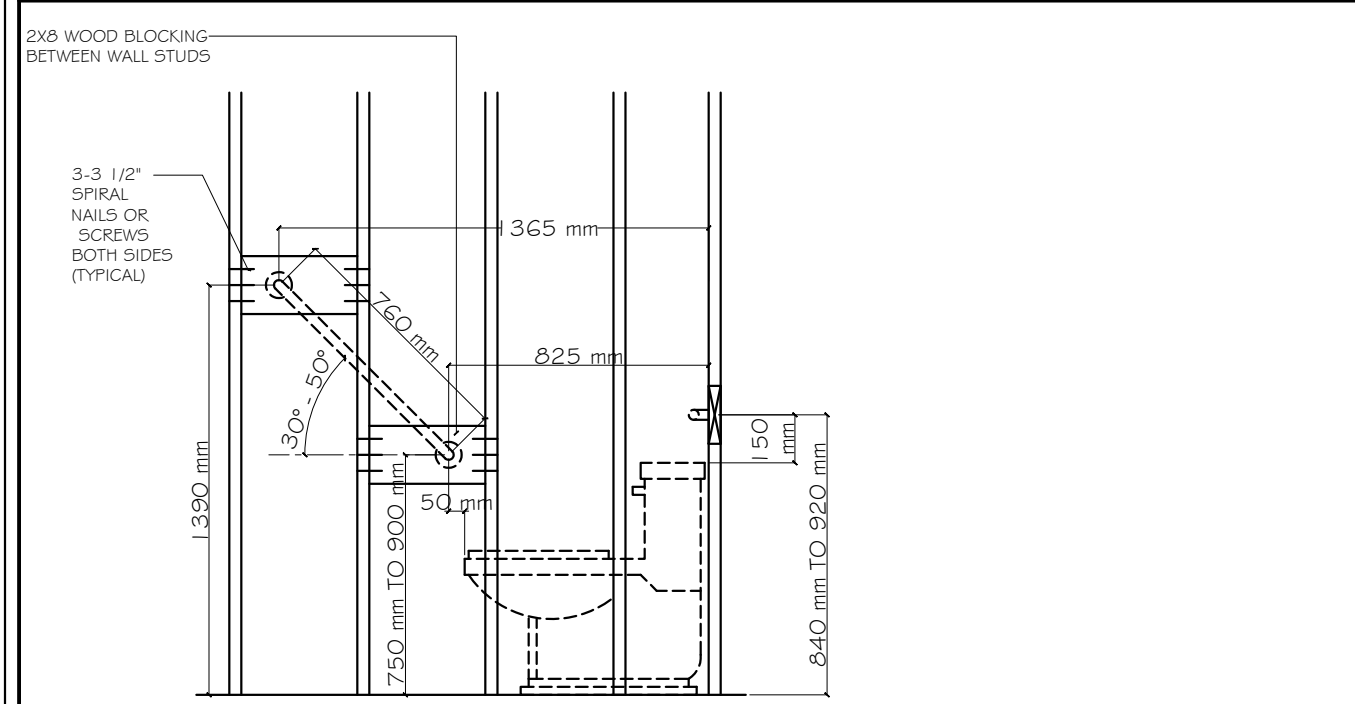
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Date	JANUARY 21, 2021		
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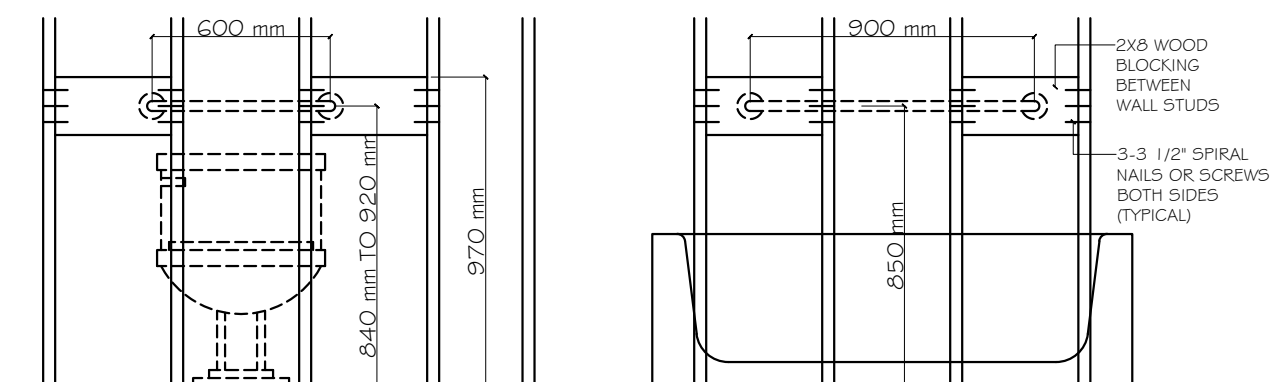
**ROOF INTAKE VENT DETAIL**



**WALL VENT DETAIL**



W.C. SIDE ELEVATION



W.C. FRONT ELEVATION

SHOWER / TUB WALL SIDE ELEVATION

**GRAB BAR REINFORCEMENT**

REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR IN THE MAIN BATHROOM OF A DWELLING UNIT. IF GRAB BAR IS NOT INSTALLED AT TIME OF CONSTRUCTION, BLOCKING FOR BOTH CONFIGURATIONS AT SIDE OF WATER CLOSET IS REQUIRED.

**GRAB BAR INSTALLATION SPECIFICATIONS**

- BESIDE WATER CLOSET**  
MIN. 760mm LONG GRAB BAR MOUNTED AT A 30° TO 50° ANGLE SLOPING UPWARDS AWAY FROM WATER CLOSET W/ LOWER END OF BAR MOUNTED 750mm TO 900mm A.F.F. AND 50mm IN FRONT OF TOILET BOWL.
- BEHIND WATER CLOSET**  
MIN. 600mm LONG GRAB BAR MOUNTED HORIZ. ON WALL 840mm TO 920mm ABOVE THE FLOOR AND 150mm ABOVE THE WATER TANK IF APPLICABLE.
- BEHIND BATHTUB OR SHOWER**  
MIN. 900mm LONG GRAB BAR MOUNTED HORIZ. ON WALL APPROXIMATELY 850mm ABOVE FINISHED FLOOR. LOCATE OPPOSITE SHOWER ENTRANCE SO THAT NOT LESS THAN 300mm OF ITS LENGTH IS AT ONE SIDE OF THE SEAT.
- GRAB BAR ATTACHMENT**  
GRAB BAR MUST BE ATTACHED WITH SCREWS WHICH PENETRATE AT LEAST 52mm INTO THE SOLID BLOCKING.

**GRAB BAR WALL REINFORCING DETAILS**

SCALE 1/2" = 1'-0"

- ROOF CONSTRUCTION**
  - ASPHALT SHINGLES
  - ROOF UNDERLAYMENT
  - 7/16" OSB ROOF SHEATHING
  - 2" X 4" CROSS STRAPPING @ 24" O.C.
  - ENGINEERED ROOF TRUSSES @ 24" O.C.
  - R-52 BATT INSULATION
  - 6 MIL POLY OR PRIMER/SEALER
  - 5/8" G.B.
- EAVE CONSTRUCTION**
  - METAL SOFFIT (NO VENTING WHERE LESS THAN 1.2M FROM PROPERTY LINE)
  - 2" X 4" SUB FASCIA
  - 1" X 12" FASCIA BOARD
  - EAVE PROTECTION
  - EAVESTROUGHING AT HORIZ EAVES
- EXTERIOR WALL CONSTRUCTION**
  - VERT / HORIZ CORRUG. STL SIDING
  - PT 3/4" STRAPPING @ 16" O.C. DIAGONALLY
  - TYVEK BLDG WRAP
  - 1/2" OSB WALL SHEATHING
  - R-24 BATT INSULATION
  - 2" X 6" @ 24" O.C.
  - 6 MIL POLY OR PRIMER/SEALER
  - 1/2" G.B.
- FOUNDATION CONSTRUCTION**
  - 8" CONCRETE FDN WALL
  - DAMP PROOF EXT BELOW GRADE
  - ANCHOR BOLTS 1/2"Ø X 1'Ø @ 4'-0" O.C.
  - 1/4" SILL GASKET BETWEEN CONCRETE & PT WOOD PLATE
  - 2" X 6" WALL @ 24" O.C.
  - R-24 BATT INSULATION
  - 6 MIL POLY OR PRIMER/SEALER
  - 1/2" G.B.
- FOUNDATION CONSTRUCTION**
  - 8" CONCRETE FDN WALL
  - DAMP PROOF EXT BELOW GRADE
  - ANCHOR BOLTS 1/2"Ø X 1'Ø @ 4'-0" O.C.
  - 1/4" SILL GASKET BETWEEN CONCRETE & PT WOOD PLATE
  - 3" RIGID INSULATION
- FLOOR CONSTRUCTION**
  - FINISH FLOORING
  - 3/4" OSB T&G SHEATHING (GLUED & SCREWED)
  - ENG JOISTS @ 16" O.C.
  - 1/2" G.B.
- SLAB CONSTRUCTION**
  - 4" CONIC SLAB CW 6X6 STEEL REINFORCING MESH
  - 6 MIL POLY
  - 6" COMPACTED GRANULAR FILL
- SLAB CONSTRUCTION (CARPORT)**
  - 4" CONIC SLAB CW 6X6 STEEL REINFORCING MESH
  - 6" COMPACTED GRANULAR FILL
- INTERIOR WALL CONSTRUCTION**
  - 1/2" G.B.
  - 2" X 4" @ 16" O.C.
  - 1/2" G.B.
- INTERIOR WALL CONSTRUCTION**
  - 1/2" G.B.
  - 2" X 6" @ 16" O.C.
  - 1/2" G.B.
- DECK CONSTRUCTION**
  - APPROVED DECKING MEMBRANE
  - EXT 3/4" T&G FLYWOOD
  - 2" X 6" @ 16" O.C.
  - 2" X 6" @ 16" O.C.
  - VENTED SOFFIT

**EFFECTIVE THERMAL RESISTANCE OF ASSEMBLIES:**

**TYPICAL CEILING ASSEMBLY:**

ROOFING	ASPHALT SHINGLES	0
SHEATHING MEMBRANE	BLDG PAPER	0
SHEATHING	7/16" OSB	0
VENTED ROOF AIRSPACE		0.03
BLOWN IN CELLULOSE ROOF MEMBERS	2"X4" TRUSSES @ 24" O.C.	6.70
W/ INSULATION	R-12	0.12
VAPOUR BARRIER	6 MIL POLY VB	0
INTERIOR SHEATHING	1/2" G.B.	0.08
INSIDE AIR FILM		0.11
<b>TOTAL EFFECTIVE RSI VALUE</b>		<b>8.80 (R-50)</b>
<b>REQUIRED RSI VALUE</b>		<b>8.67 (R-49.23)</b>

**TYPICAL WALL ASSEMBLY:**

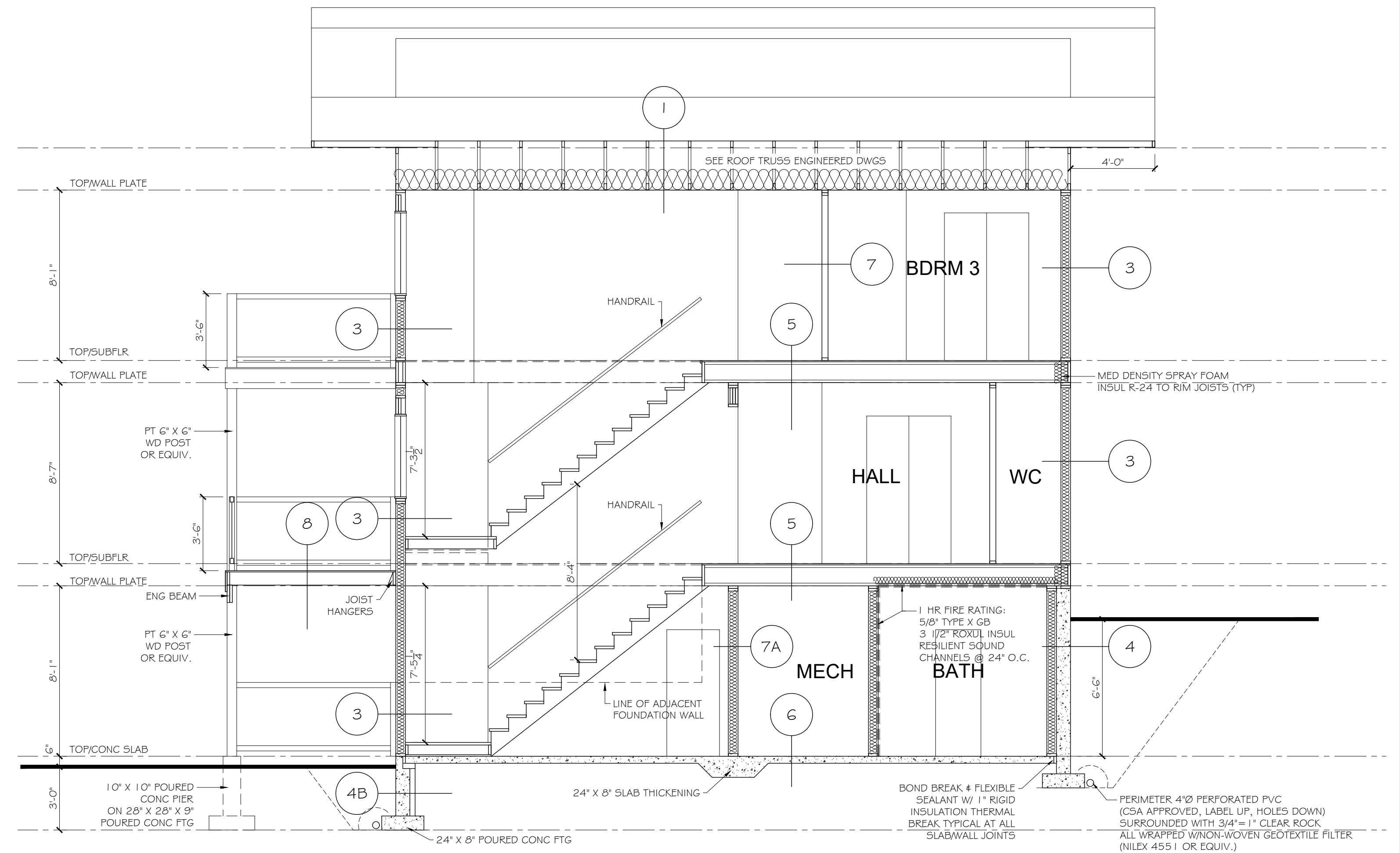
OUTSIDE AIR FILM	WOODSTONE	0.03
CLADDING		0
STRAPPING		0
SHEATHING MEMBRANE	TYVEK	0
SHEATHING	7/16" OSB	0.11
STUD WALL	2"X6" @ 24" O.C.	2.80
W/ INSULATION	R-24	0.11
VAPOUR BARRIER	6 MIL POLY VB	0
INTERIOR SHEATHING	1/2" G.B.	0.08
INSIDE AIR FILM		0.12
<b>TOTAL EFFECTIVE RSI VALUE</b>		<b>3.14 (R-17.7)</b>
<b>REQUIRED EFFECTIVE RSI VALUE</b>		<b>3.08 (R-17.5)</b>

**TYPICAL FOUNDATION ASSEMBLY:**

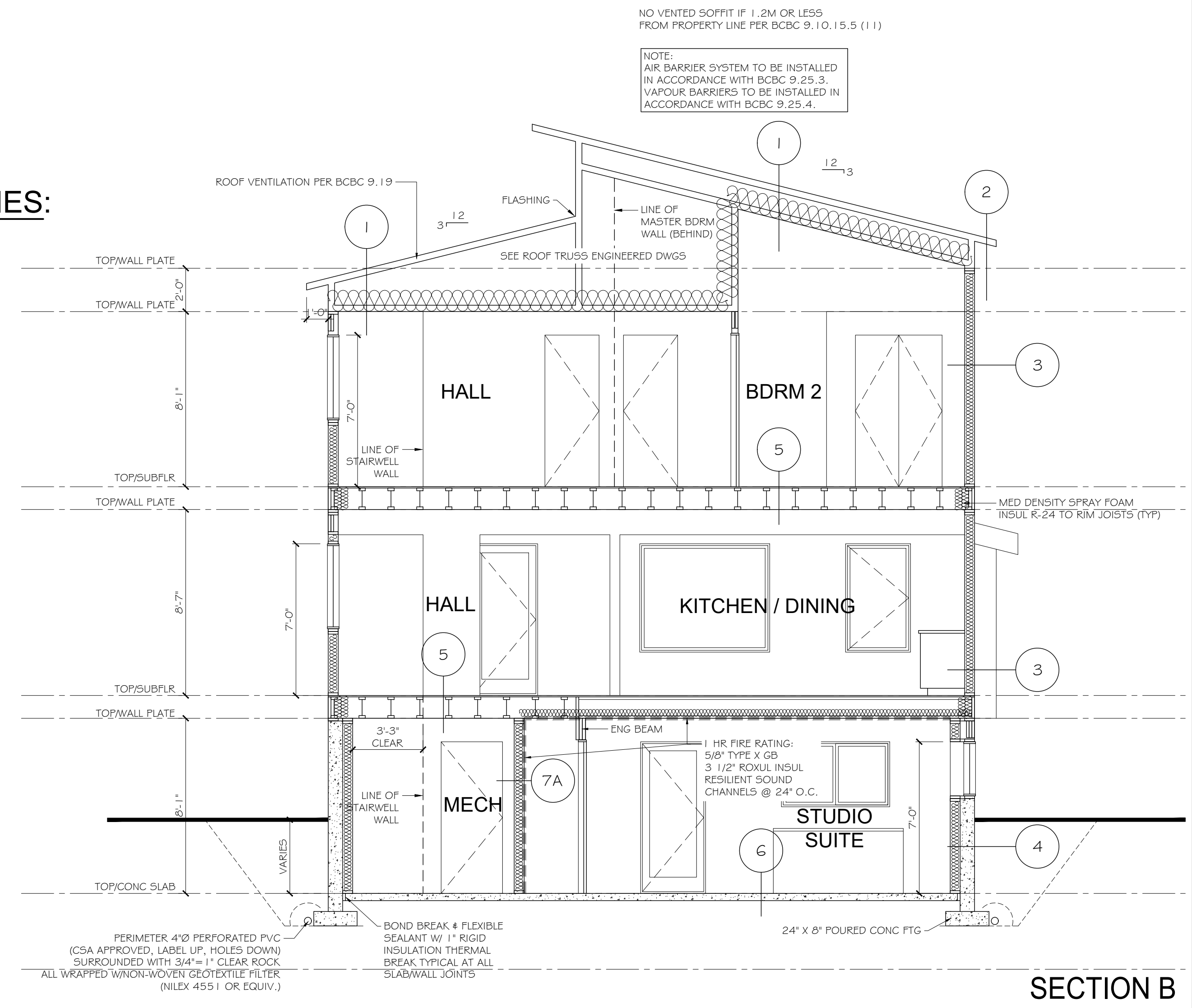
FOUNDATION WALL	8" CONCRETE	0.08
STRAPPING WALL	2"X6" @ 24" O.C.	2.80
INSIDE AIR FILM	R-24 INSUL	0.12
INTERIOR SHEATHING	1/2" G.B.	0.08
INSIDE AIR FILM		0.12
<b>TOTAL EFFECTIVE RSI VALUE</b>		<b>3.08 (R-17.5)</b>
<b>REQUIRED RSI VALUE</b>		<b>2.98 (R-16.9)</b>

**TYPICAL FOUNDATION ASSEMBLY: (ABOVE FROST LINE)**

OUTSIDE AIR FILM	YES	0.03
DAMP PROOFING		0.21
FOUNDATION WALL	8" CONCRETE	0.08
W/ INSULATION	3" XPS	2.67
<b>TOTAL EFFECTIVE RSI VALUE</b>		<b>2.99 (R-17)</b>
<b>REQUIRED EFFECTIVE RSI</b>		<b>2.98 (R-16.9)</b>



**SECTION A**



**SECTION B**

\*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO OWNER BEFORE PROCEEDING.  
\*ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.  
\*THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE OWNER.  
\*DRAWINGS ARE NOT TO BE SCALED.

- General Notes**
- NOTES:**
- CONTRACTORS & SUBCONTRACTORS RESPONSIBLE FOR CHECKING ALL DETAILS & DIMENSIONS WHILE REPORTING ANY DISCREPANCIES TO MCH.
  - ENGINEERING, REQUIRED FOR CONCRETE WORK IS THE RESPONSIBILITY OF THE OWNER. FOUNDATION DESIGN TO BE CHECKED BY LOCAL ENGINEER TO SUIT SOIL CONDITIONS.
  - ELECTRICAL, PLUMBING & MECHANICAL SYSTEMS TO BE DETERMINED BY INSTALLING CONTRACTORS.
  - TRUSS MANUFACTURERS DESIGN TAKES PRECEDENCE.
  - FLOOR SYSTEM MANUFACTURERS DESIGN TAKES PRECEDENCE.
  - IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY PLANS WITH ALL LOCAL BUILDING AUTHORITIES & CODE BOTH MUNICIPAL & GOVERNMENTAL.
  - THESE DRAWINGS HAVE BEEN PRODUCED BY MCH WITH THE UTMOST CARE. HOWEVER, DOES NOT TAKE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.
  - THESE DRAWINGS ARE THE PROPERTY OF MCH. ANY REPRODUCTION WITHOUT THE CONSENT OF MCH IS STRICTLY PROHIBITED.

No.	Revision/Issue	Date

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**PROPOSED 3 STOREY FRAME DWELLING FOR: LOT 3 WEST GORE STREET NELSON, BC**

**SECTIONS A & B**

Project	21-11	Sheet	<b>A-7</b>
Date	JANUARY 21, 2021		
Scale	1/4" = 1'		