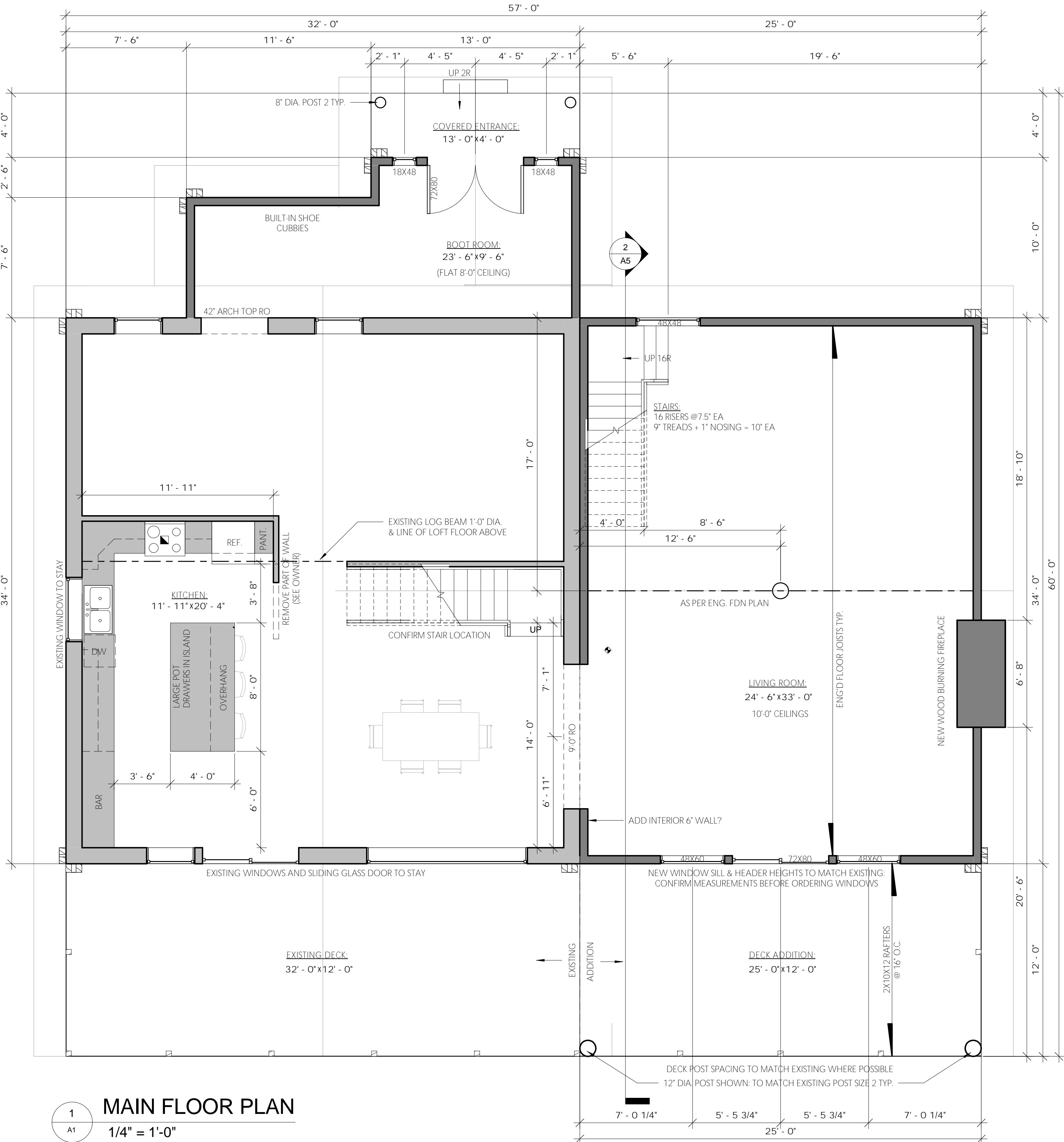
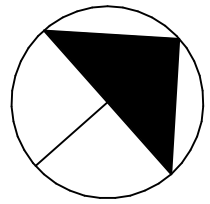


BERG RESIDENCE

FOR PERMIT: SEPT. 7/16



1
A1

MAIN FLOOR PLAN

1/4" = 1'-0"

DRAWING INDEX:

- A-1: MAIN FLOOR PLAN & GENERAL NOTES
- A-2: BASEMENT & LOFT FLOOR PLAN
- A-3: FRONT & BACK ELEVATIONS
- A-4: RIGHT & LEFT ELEVATIONS
- A-5: BUILDING SECTION

OWNER/CONTRACTOR IS RESPONSIBLE FOR:

- 1) CORRECT PLACEMENT OF THE BUILDING ON THE SITE
- 2) SITE GRADING
- 3) CONFIRM ALL DIMENSIONS BEFORE CONSTRUCTION
- 4) SPECIFY ALL APPLIANCES, EQUIPMENT & FIXTURES BEFORE FRAMING
- 5) CONFIRM FOUNDATION PLAN, JOIST AND TRUSS LAYOUT WITH ENGINEER(S) BEFORE COMMENCING CONSTRUCTION

PROJECT ADDRESS:

7419 JOHNSTONE RD., BRIDGE LAKE, B.C.

PROJECT INFORMATION: (SQUARE FEET)

MAIN - EXISTING: 1088.00
DECK - EXISTING: 384.00

MAIN - ADDITION: 748.00
LOFT - ADDITION: 748.00
BASEMENT ADDITION: 748.00
DECK - ADDITION: 264.00
BOOT ROOM: 216.25
TOTAL ADDITION: 2724.25

NOTE: ALL AREAS:

- ARE MEASURED FROM THE OUTSIDE OF EDGE OF EXTERIOR WALLS
- INCLUDE STAIRS AND MECHANICAL ROOMS AS WELL AS WINDOW SEATS AND BUMP OUTS USED FOR LIVING SPACE
- DO NOT INCLUDE "OPEN TO BELOW" AREAS OR BUMP OUTS FOR FIREPLACES

SYMBOL LEGEND:

- CO/SMOKE ALARM
- EXHAUST FAN
- EXISTING WALLS
- NEW WALLS
- LOW HEADROOM

GENERAL NOTES:

-THE FOLLOWING NOTES ARE TO BE INCLUDED AS PART OF THE DRAWING SET.

COPYRIGHT:

-THESE PLANS ARE COPYRIGHTED AND ALL RIGHTS ARE RESERVED. ALL DRAWINGS AND IDEAS DEPICTED ON THESE PLANS ARE THE EXCLUSIVE PROPERTY OF ALL BY DESIGN. THE USE OF OR REPRODUCTION OF THESE PLANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED BY LAW WITHOUT PRIOR WRITTEN NOTICE FROM DANIELLE FAUTEUX OF ALL BY DESIGN.

-THE CLIENT(S) NOTED IN THESE PLANS ARE GRANTED PERMISSION TO BUILD ONLY ONE (1) BUILDING FROM THE PURCHASE OF THESE PLANS AT THE SITE SHOWN ON THE SITE PLAN.

GENERAL:

-ALL BY DESIGN HAS MADE EVERY EFFORT TO ENSURE THESE PLANS ARE COMPLETE AND ACCURATE. HOWEVER, IT IS IMPOSSIBLE TO COMPLETELY ELIMINATE HUMAN ERROR. THEREFORE, ALL BY DESIGN ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS TO THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND HOME OWNER TO CHECK AND VERIFY ALL DIMENSIONS, STRUCTURE, AND CONDITIONS ON THE PLANS BEFORE COMMENCING CONSTRUCTION.

-PLEASE INFORM YOUR DESIGNER AS SOON AS POSSIBLE IF THERE IS A DISCREPANCY IN THE PLANS.

-THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT PLACEMENT OF THE BUILDING ON THE SITE.

-THE DESIGNER SHALL NOT BE RESPONSIBLE FOR SITE CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTH OF WATER TABLES OR BURIED STRUCTURES.

-ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.

-THESE PLANS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE CURRENT VERSION OF THE BRITISH COLUMBIA BUILDING CODE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL LOCAL CODES AND BY-LAWS ARE COMPLIED WITH.

-THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS NOT PREVIOUSLY AUTHORIZED IN WRITING BY ALL BY DESIGN.

-THE GRADE SHOWN ON THESE PLANS IS ASSUMED AND IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO MAKE ANY NECESSARY ADJUSTMENTS ON SITE ACCORDING TO SPECIFIC SITE CONDITIONS TO ENSURE THE BUILDING IS BUILT TO B.C. BUILDING CODE AND LOCAL ZONING AND BY-LAW SPECIFICATIONS.

-THE CONTRACTOR IS TO ENSURE THAT GRADE SLOPES AWAY FROM THE BUILDING AT ALL TIMES. PERIMETER DRAIN SHALL BE INSTALLED WHERE REQUIRED TO THE APPROVAL OF LOCAL AUTHORITIES.

-IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO PROVIDE ANY REQUIRED ENGINEERING. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED ONES.

STRUCTURAL & DESIGN:

-ALL WALL ANGLES THAT ARE NOT ORTHOGONAL ARE 45 DEGREES UNLESS OTHERWISE NOTED.

-ALL STRUCTURAL DESIGN THAT IS NOT NOTED AS 'ENGINEERED' HAS BEEN DESIGNED USING PART 9 OF THE CURRENT VERSION OF THE B.C. BUILDING CODE. ANY SPECIAL CASES, FOR EXAMPLE WHERE A HIGHER THAN STANDARD LOAD HAS BEEN NOTED, WILL BE NOTED.

-IT IS THE RESPONSIBILITY OF THE MANUFACTURER OF ALL ENGINEERED FLOOR JOISTS AND ROOF TRUSSES TO ENSURE THAT ENGINEERED LINTEL AND/OR POST SIZES AS WELL AS LOADING FOR FOOTINGS UNDER ALL POINT LOADS CREATED BY THE FLOOR AND/OR ROOF SYSTEMS ARE ENGINEERED AND SPECIFIED ON THE MANUFACTURER'S PLANS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THIS IS DONE BY THE MANUFACTURER AND THAT THE HOUSE IS BUILT ACCORDING TO THESE SPECIFICATIONS. IF FURTHER ENGINEERING IS REQUIRED IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ACQUIRE AND ENFORCE IT.

-IF THE LOADS FOR THE REGION IN WHICH THE HOUSE DESIGN IN THESE PLANS IS TO BE BUILT ARE GREATER THAN THE STANDARD PART 9 LOADS, OR NOTED SPECIAL CASE LOADS, IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO HIRE THE APPROPRIATE LOCAL PROFESSIONAL TO MAKE THE NECESSARY ADJUSTMENTS TO THE PLANS. LOCAL GROUND SNOW AND RAIN LOADS FOR YOUR REGION CAN BE OBTAINED BY YOUR LOCAL AUTHORITIES.

-ASSUMED DESIGN LOADS:

-DEAD LOADS:

ROOF WITH SHAKES/SHINGLES: 10 PSF (0.48 KPA)

ROOF WITH CLAY/CONCRETE TILES: 25 PSF (1.2 KPA)

FLOOR: 10 PSF (0.48 KPA)

DECK: 10 PSF (0.48 KPA)

-LIVE LOADS:

FLOOR: 40 PSF (1.9 KPA)

ROOF SNOW LOAD: 40 PSF (1.9 KPA)

ROOF RAIN LOAD: 4 PSF (0.19 KPA)

DECK SNOW LOAD: 40 PSF (1.9 KPA)

-CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERM STORAGE OF MATERIALS OR USE OF EQUIPMENT ARE NOT TO EXCEED THE ASSUMED DESIGN LOADINGS.

-THE 28 DAY COMPRESSIVE STRENGTH OF CONCRETE USED IN THE BUILDING IS TO BE NO LESS THAN 32 MPa.

-THE STRUCTURAL LAYOUT INCLUDING ROOF STRUCTURE, FLOOR JOIST SERIES, SPACING AND CROSS-BRIDGING, POSTS, BEAMS, AND HANGERS IS TO BE ENGINEERED BY THE MANUFACTURER.

-ALL CONCRETE FOOTINGS ARE TO BE PLACED ON UNDISTURBED OR COMPACTED SOIL BELOW FROST PENETRATION LEVEL.

-ALL STRIP FOOTING ARE TO HAVE 2 CONTINUOUS 10M REINFORCING BARS SITUATED 3" CLEAR OF THE BOTTOM AND SIDES.

-BACK FILL SHALL NOT BE PLACED AGAINST THE FOUNDATION WALLS UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAY COMPRESSIVE STRENGTH AND THE STRUCTURAL FLOOR FRAMING, INCLUDING GLUING AND NAILING OF FLOOR SHEATHING, HAS BEEN COMPLETED.

-ENGINEERING IS REQUIRED FOR ANY CONCRETE FOUNDATION WALLS SUPPORTING EARTH HIGHER THAN 7'-6" AND ANY CONCRETE LANDSCAPE RETAINING WALLS SUPPORTING EARTH HIGHER THAN 4'-0".

-IT IS RECOMMENDED THAT FOUNDATION WALLS OVER 2'-0" HIGH HAVE 10M REINFORCING BAR CENTERED 3" FROM THE TOP WITH CORNER REINFORCING LAPPED 24".

-ALL EXPOSED LUMBER IS TO BE PRESSURE TREATED OR OTHERWISE PROTECTED WITH AN APPROVED PRESERVATIVE.

-ALL PLATES TO BE ANCHORED TO CONCRETE WITH MIN. 1/2" DIAMETER ANCHOR BOLTS AT MAX. 6'-0" O.C.

-ALL CONCRETE AND WOOD CONTACTS TO BE DAMPROOFED WITH AN APPROVED SILL GASKET OR MIN. 6 MIL. POLY.

-ALL NON-ENGINEERED JOISTS AND BEAMS MUST BE DESIGNED USING SPAN TABLES FROM THE B.C. BUILDING CODE USING SPRUCE - PINE - FIR NO. 1 AND NO. 2 GRADE LUMBER.

-ALL LOAD BEARING BEAMS TO HAVE EVEN AND LEVEL BEARING AT SUPPORTS. ALL 3-PLY BEAMS WITH SUPPORT LENGTH GREATER THAN 14'-0" REQUIRE 45° OF BEARING, AND ALL OTHER BEAMS REQUIRE 3" OF BEARING. ALL JOISTS TO HAVE A MIN. OF 1-1/2" BEARING AT ALL SUPPORTS.

-ALL LOAD BEARING LINTELS TO BE 2-2X10 S-P-F UNLESS OTHERWISE NOTED.

-ALL PLYWOOD SUBFLOORS ARE TO BE GLUED AND NAILED TO FLOOR JOISTS.

-ALL FLOOR AND ROOF JOIST SPANS GREATER THAN 6'-10" ARE TO HAVE 2X2 CROSS BRIDGING AT MIDSPAN OR AT MAX. 6'-10" O.C., 1X4 STRAPPING AT MAX. 6'-10" O.C., OR GYPSUM BOARD AT UNDERSIDE OF JOISTS.

-ALL NON LOAD-BEARING WALLS PARALLEL TO FLOOR JOISTS ARE TO BE SUPPORTED BY JOISTS BENEATH THE WALL OR 2X4 BLOCKING AT 4'-0" O.C. MAX.

-ALL EXTERIOR DOORS TO BE SOLID CORE AND WEATHERSTRIPPED WITH THE GARAGE DOOR ALSO HAVING A SELF-CLOSING DEVICE.

-ALL STAIRS, RAMPS, HANDRAILS AND GUARDS ARE TO COMPLY WITH SECTION 9.8 OF THE B.C. BUILDING CODE.

-CAULK AROUND ALL EXTERIOR OPENINGS WITH 'SIKAFLEX' AND FLASH ABOVE ALL UNPROTECTED OPENINGS.

-ALL TRADES ARE TO RESPECT THE STRUCTURAL MEMBERS AND INSTALL ACCORDING TO STRUCTURAL LIMITATIONS OF THE EFFECTIVE MEMBERS. ANY TRADE THAT COMPROMISES THE STRUCTURAL INTEGRITY OF THE BUILDING ASSUMES ALL COST AND LIABILITY FOR ANY REPAIRS.

-ALL TRADES ARE TO ENSURE COMPLIANCE WITH ALL CODES AND REGULATIONS.

-ALL INTERIOR AND EXTERIOR FINISHING SHALL BE SPECIFIED BY OWNER. ANY FINISHING SPECIFIED ON THESE PLANS IS TO BE CONFIRMED BY THE OWNER.

-ADJUST ELECTRICAL PLAN, IF PROVIDED, AS PER OWNER WHILE COMPLYING WITH BUILDING CODES AND LOCAL AUTHORITIES.

-ALL WINDOW SIZES ARE NOTED IN INCHES, WIDTH BY HEIGHT. EX: 60X42 = 5'-0" WIDE BY 3'-6" HIGH.

-ALL SWING DOOR WIDTHS ARE NOTED IN INCHES. EX: 36" = 3'-0" WIDE. THE OWNER IS TO SPECIFY DOOR HEIGHT WITH THE CONTRACTOR.

-ALL BI-FOLD DOORS WIDTHS ARE NOTED IN INCHES. EX: 48" BF = 4'-0" WIDE BI-FOLD. THE OWNER IS TO SPECIFY DOOR HEIGHT WITH CONTRACTOR. BI-FOLD IS TO BE SINGLE OR DOUBLE SWING AS DRAWN.

-INSULATION & VENTILATION

-THIS PROJECT IS LOCATED IN CLIMATE ZONE: 6

-MINIMUM EFFECTIVE INSULATION REQUIREMENTS (AS PER DEC. 21/14):

EXTERIOR WALL ASSEMBLIES: R20 (RSI 3.08)

CEILING BELOW ATTIC ASSEMBLIES: R50 (RSI 8.67)

CATHEDRAL CEILING & FLAT ROOF ASSEMBLIES: R28 (RSI 4.67)

FLOOR ASSEMBLIES OVER UNHEATED SPACE: R28 (RSI 4.67)

FLOORS OVER UNHEATED SPACES: R28 (RSI 4.67)

RIM JOIST ASSEMBLIES: R20 (RSI 3.08)

FOUNDATION WALL ASSEMBLIES: R20 (RSI 2.98)

GARAGE/DWELLING WALL ASSEMBLIES: R20 (RSI 2.92)

GARAGE/DWELLING FLOOR ASSEMBLIES: R28 (RSI 4.51)

-6 MIL. POLY V.B. TO BE INSTALLED ON THE WARM SIDE OF THE INSULATION.

-WALL INSULATION TO FIBERGLASS BATT TYPE AND/OR EXTRUDED POLYSTYRENE INSULATION.

-CEILING INSULATION MAY BE LOOSE FILL TYPE OR FIBERGLASS BATT TYPE.

-UNDER SLAB INSULATION TO BE EXTRUDED POLYSTYRENE.

-PROVIDE Baffle OR AIRSPACE (EQUAL TO SOFFIT VENTING AREA) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.

-ALL WALLS AND CEILINGS BETWEEN RESIDENTIAL SPACES AND GARAGES OR CARPORTS SHALL BE INSULATED.

-INSULATION REQUIREMENTS MAY VARY WITH HEATING SYSTEMS AND WITH LOCAL CONDITIONS. CONTRACTOR AND/OR OWNER TO VERIFY WITH LOCAL AUTHORITIES.

-THE TOTAL UNOBSTRUCTED VENTING AREA FOR ATTICS AND ROOF SPACES SHALL BE MIN. 1/300 OF THE INSULATED CEILING AREA. THERE THE ROOF SLOPE IS LESS THAN 1/6, OR IN ROOFS CONSTRUCTED OF ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL NOT BE LESS THAN 1/150.

-VENTS FOR CRAWL SPACE FLOOR AREA MUST BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING AND MUST BE DESIGNED TO PREVENT THE ENTRY OF SNOW, RAIN AND INSECTS.

THE CONSTRUCTION OF THIS PROJECT ON ANY SITE OTHER THAN THE SITE NOTED IN THIS PROJECT SET IS A VIOLATION OF CANADIAN COPYRIGHT LAWS

LOCATION: 110 Dee Street,
Kamloops, B.C., V2B 3Y8

CONTACT: Danielle Fauteux, BSc, BGS, ASCT
PHONE: 250-571-2861
EMAIL: Designer@live.ca
WEBSITE: AllbyDesign.net

PROJECT ADDRESS:
7419 JOHNSTONE RD., BRIDGE
LAKE, B.C.

BERG RESIDENCE

DRAWING TITLE
MAIN FLOOR PLAN

DATE: REVISIONS:

SCALE
1/4" = 1'-0"

DRAWN BY
D. FAUTEUX

PROJECT START DATE
JUN. 27/16

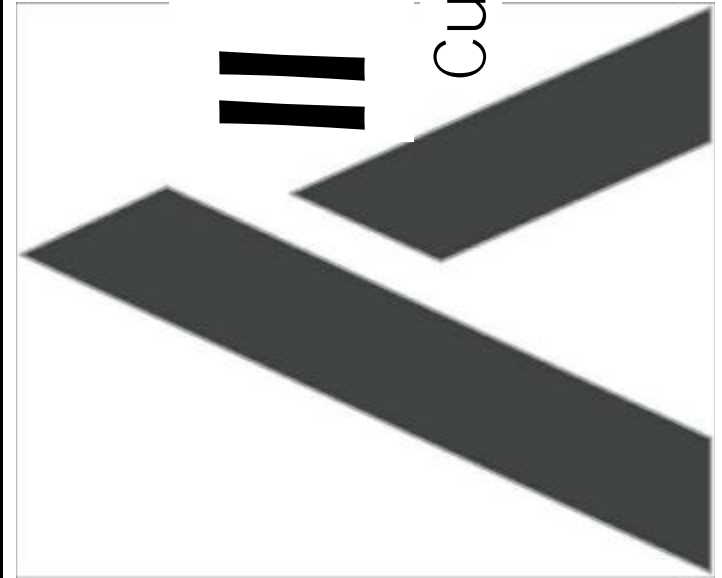
LAST REVISED:
SEPT. 7/16

DRAWING NO.

A1

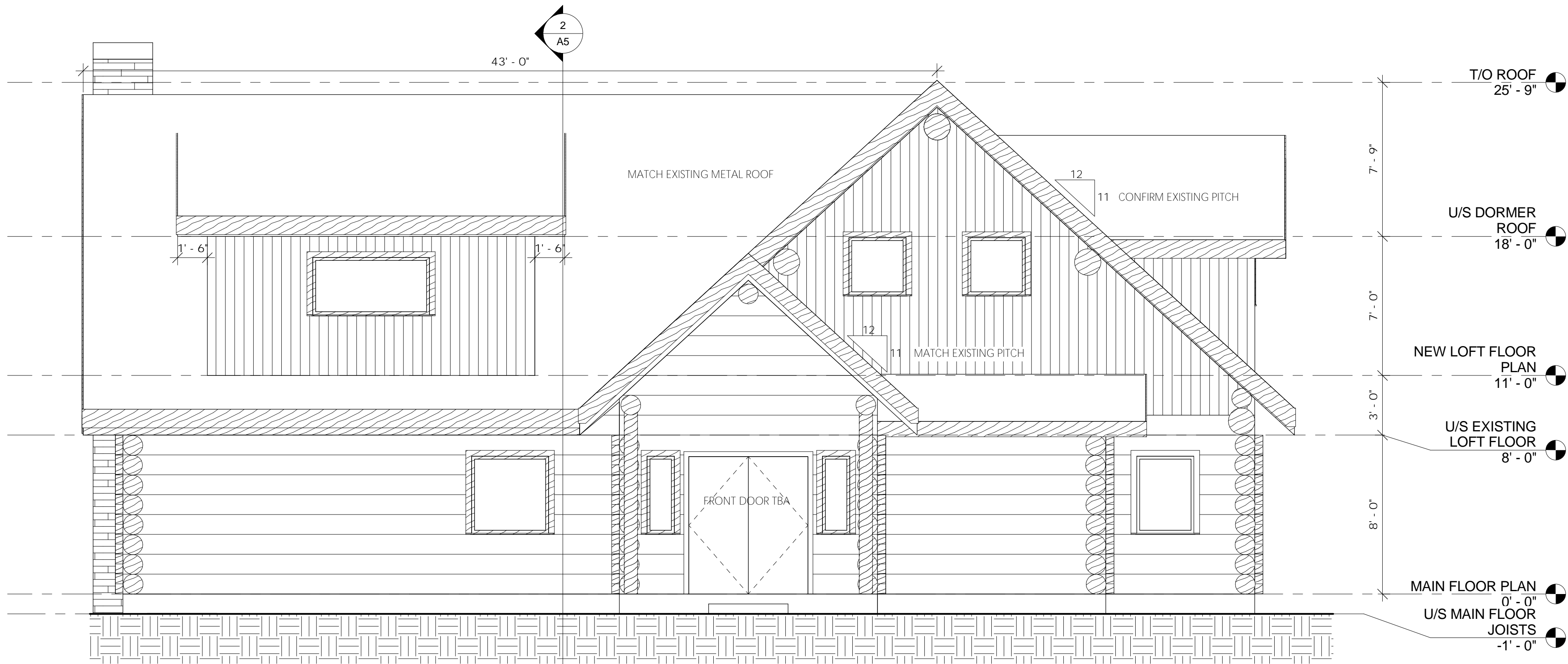
All by Design

Custom Home Design & Drafting





1
A3
BACK ELEVATION
1/4" = 1'-0"



2
A5
FRONT ELEVATION
1/4" = 1'-0"

THE CONSTRUCTION OF THIS PROJECT ON ANY SITE OTHER THAN THE SITE NOTED IN THIS PROJECT SET IS A VIOLATION OF CANADIAN COPYRIGHT LAWS

by Design

Custom Home Design & Drafting

LOCATION: 110 Dee Street,
Kamloops, B.C., V2B 3Y8

CONTACT: Danielle Fauteux, BSc, BGS, ASCT
PHONE: 250-571-2861
EMAIL: Designer@live.ca
WEBSITE: AllbyDesign.net

PROJECT ADDRESS:
7419 JOHNSTONE RD, BRIDGE
LAKE, B.C.

BERG RESIDENCE

DRAWING TITLE
FRONT & BACK
ELEVATIONS

| DATE: | REVISIONS: |
|-------|------------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

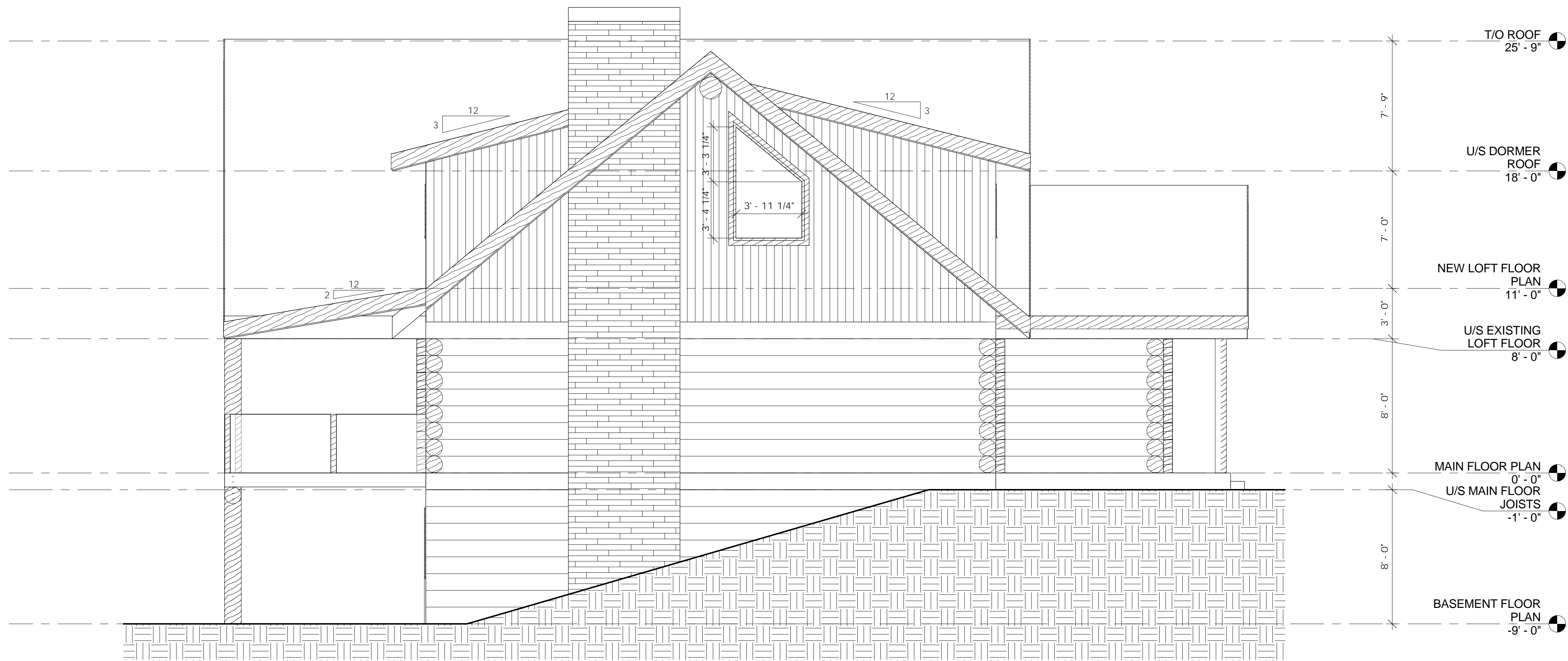
| | |
|-----------------------|------------------------|
| SCALE 1/4" = 1'-0" | DRAWN BY D. FAUTEUX |
|-----------------------|------------------------|

| | |
|----------------------------------|-----------------------------|
| PROJECT START DATE JUN. 27/16 | LAST REVISED: SEPT. 7/16 |
|----------------------------------|-----------------------------|

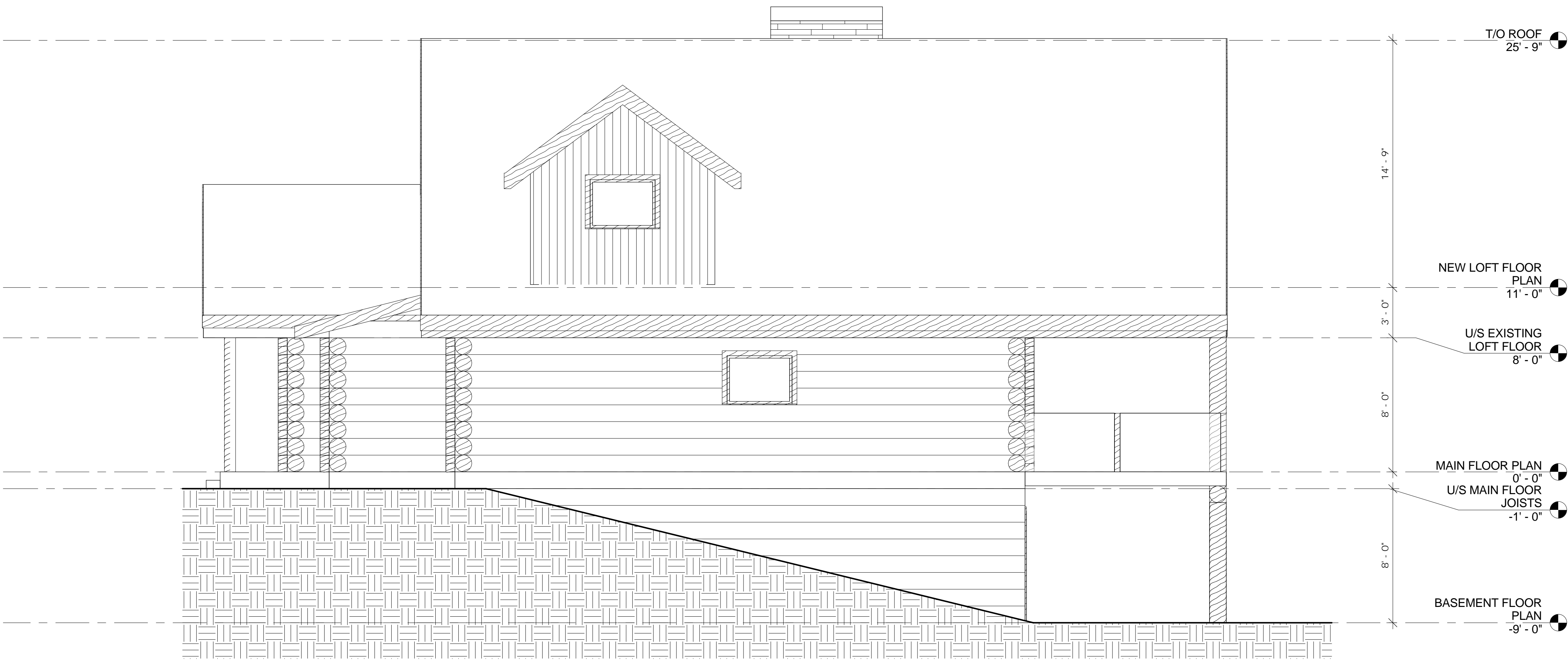
DRAWING NO.

A3

07/09/2016 12:55:56 PM



1
A4
LEFT ELEVATION
1/4" = 1'-0"



2
A4
RIGHT ELEVATION
1/4" = 1'-0"

THE CONSTRUCTION OF THIS PROJECT ON ANY SITE OTHER THAN THE SITE NOTED IN THIS PROJECT SET IS A VIOLATION OF CANADIAN COPYRIGHT LAWS



Ally by Design

Custom Home Design & Drafting

LOCATION: 110 Dee Street,
Kamloops, B.C., V2B 3Y8

CONTACT: Danielle Fauteux, BSc, BGS, ASCT
PHONE: 250-571-2861
EMAIL: Designer@live.ca
WEBSITE: AllybyDesign.net

PROJECT ADDRESS:
7419 JOHNSTONE RD, BRIDGE
LAKE, B.C.

BERG RESIDENCE

DRAWING TITLE
RIGHT & LEFT
ELEVATIONS

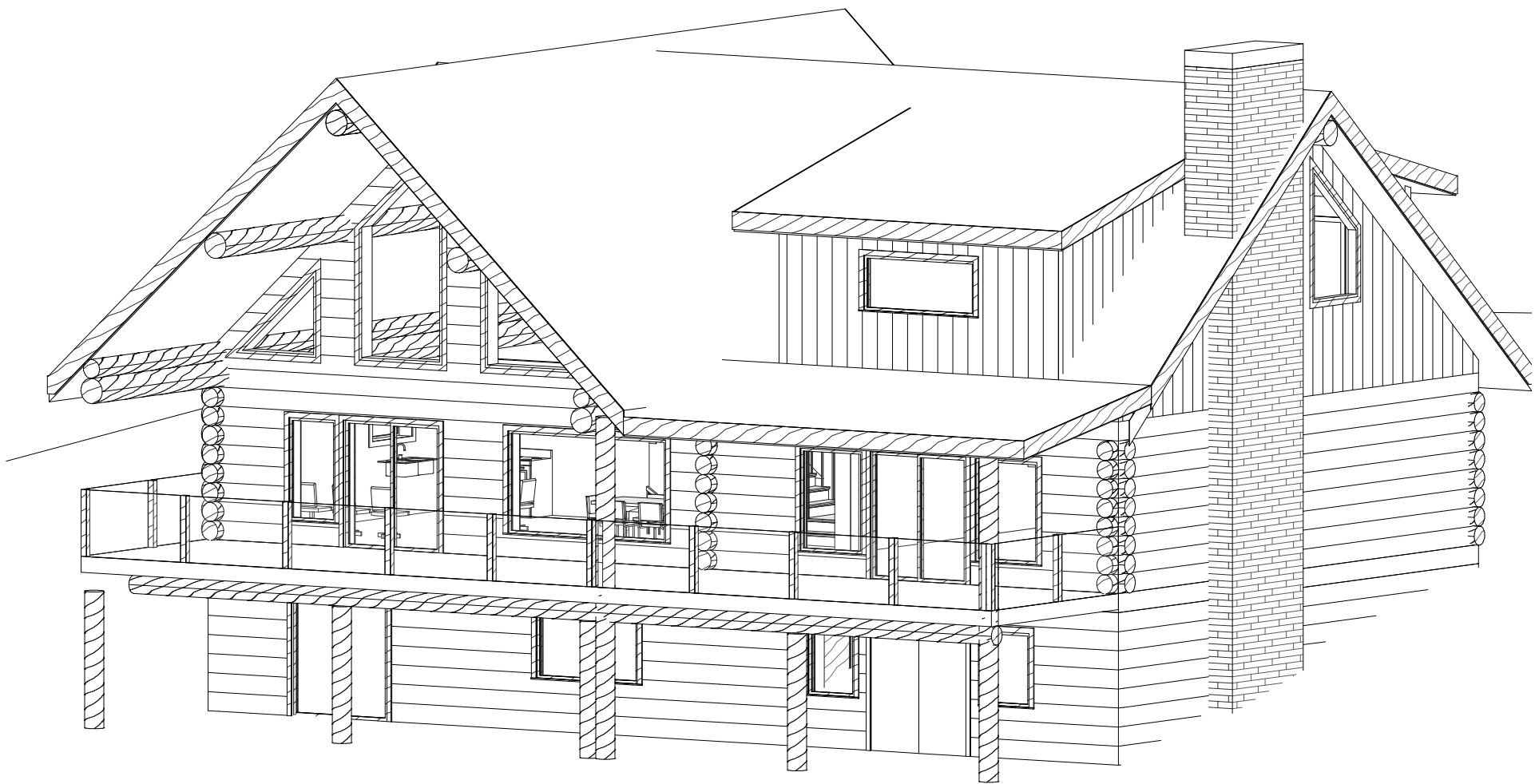
| DATE: | REVISIONS: |
|-------|------------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

| SCALE | DRAWN BY |
|--------------|------------|
| 1/4" = 1'-0" | D. FAUTEUX |

| PROJECT START DATE | LAST REVISED: |
|--------------------|---------------|
| JUN. 27/16 | SEPT. 7/16 |

DRAWING NO.

A4



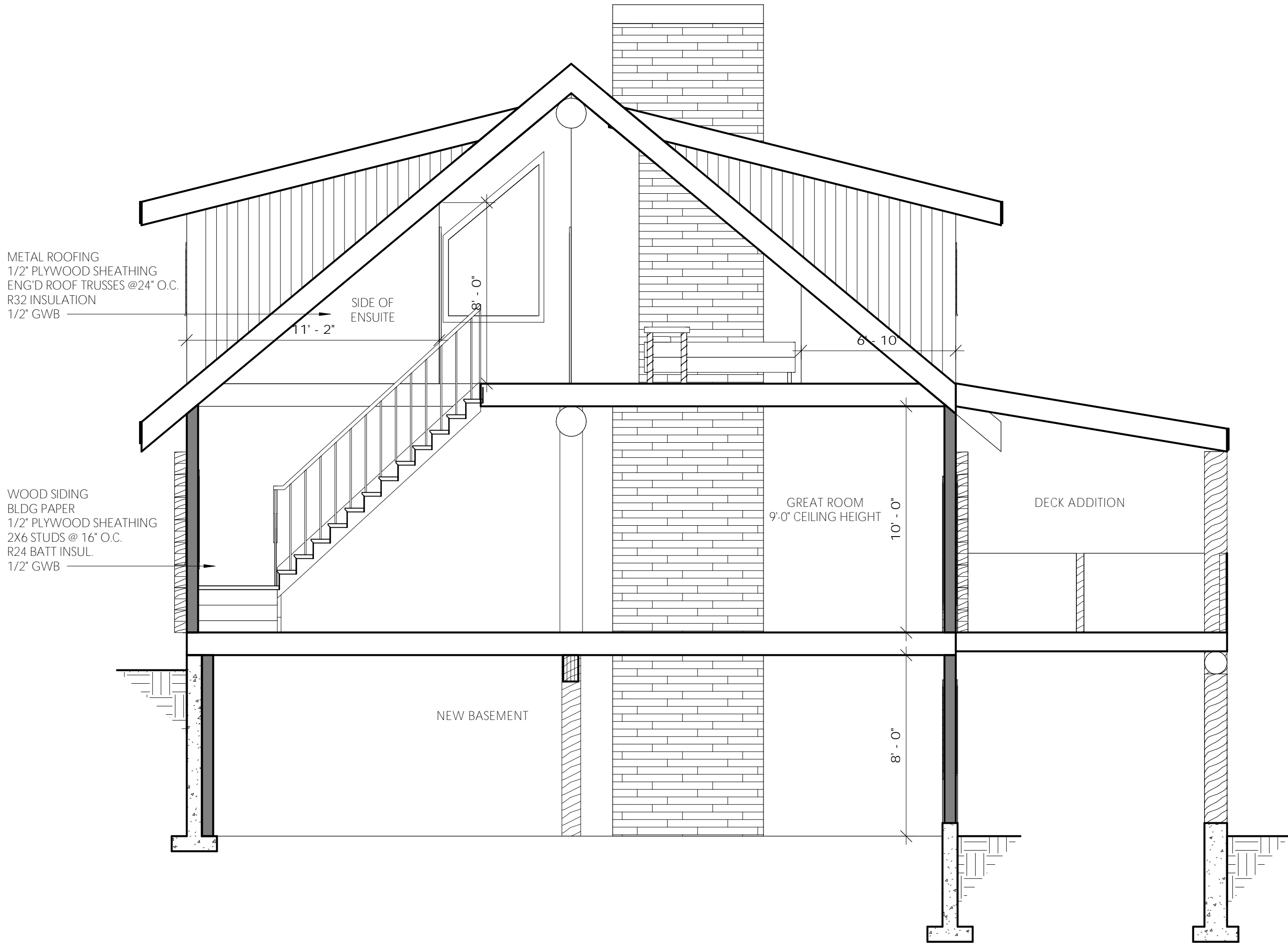
1
A5

BACK LEFT 3D VIEW



3
A5

BACK RIGHT 3D VIEW



2
A5

BUILDING SECTION

1/4" = 1'-0"

METAL ROOFING
1/2" PLYWOOD SHEATHING
ENG'D ROOF TRUSSES @24" O.C.
R32 INSULATION
1/2" GWB

WOOD SIDING
BLDG PAPER
1/2" PLYWOOD SHEATHING
2X6 STUDS @ 16" O.C.
R24 BATT INSUL
1/2" GWB

NEW BASEMENT

GREAT ROOM
9'-0" CEILING HEIGHT

DECK ADDITION

THE CONSTRUCTION OF THIS PROJECT ON ANY SITE OTHER THAN THE SITE NOTED IN THIS PROJECT SET IS A VIOLATION OF CANADIAN COPYRIGHT LAWS

LOCATION: 110 Dee Street,
Kamloops, B.C., V2B 3Y8

CONTACT: Danielle Fauteux, BSc, BGS, ASCT
PHONE: 250-571-2861
EMAIL: Designer@live.ca
WEBSITE: AllbyDesign.net

PROJECT ADDRESS:
7419 JOHNSTONE RD, BRIDGE
LAKE, B.C.

BERG RESIDENCE

DRAWING TITLE
BUILDING SECTIONS
& NOTES

| DATE: | REVISIONS: |
|-------|------------|
| | |
| | |
| | |
| | |
| | |

| | |
|----------------------------------|-----------------------------|
| SCALE 1/4" = 1'-0" | DRAWN BY D. FAUTEUX |
| PROJECT START DATE JUN. 27/16 | LAST REVISED: SEPT. 7/16 |

DRAWING NO.

A5