

# LOT F COPPERVIEW DR - NEW CONSTRUCTION

## BLIND BAY, BC V0E 1H2

### BUILDING PERMIT PLANS - ISSUED 26-NOV-21

#### LOT INFORMATION

PROJECT ADDRESS: LOT F COPPERVIEW DR, BLIND BAY, BC V0E 1H2  
 LEGAL DESCRIPTION: L F SEC 7 TP 22 R 10 W6M KAMLOOPS DIVISION YALE DISTRICT PL EPP48154  
 PID: 029-603-102  
 ZONING: BYLAW 701: R2 - MEDIUM DENSITY RESIDENTIAL  
 SETBACKS  
 FRONT 5.0 m (16'-4 7/8")  
 SIDE (INTERIOR) 2.0 m (6'-6 3/4")  
 REAR 5.0 m (16'-4 7/8")  
 LOT SIZE 1,294.99 m<sup>2</sup>  
 ALLOWED LOT COVERAGE 50% (647.50 m<sup>2</sup>)  
 PROPOSED LOT COVERAGE 211.54 m<sup>2</sup> / 1,294.99 m<sup>2</sup> = 16% OK

#### GENERAL PROJECT INFORMATION

BUILDING CONSTRUCTION PART 9 WOOD-FRAME CONSTRUCTION  
 CLIMATE ZONE 5 (3000 - 3999 DEGREE DAYS)  
 OCCUPANCY TYPE GROUP C - RESIDENTIAL (2 STOREYS)  
 BUILDING AREA  
 LOWER FLOOR AREA 1,630 SF  
 MAIN FLOOR AREA 1,491 SF  
 HEATED AREA 3,121 SF  
 GARAGE AREA 650 SF  
 BALCONY AREA 56 SF  
 DECK AREA 288 SF  
 PROPOSED FOOTPRINT 2,277 SF (211.54 m<sup>2</sup>)

#### GENERAL NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE AND ALL OTHER LOCAL BUILDING CODES AND BYLAWS GOVERNING.
- THE CONTRACTOR OR THE OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS, STRUCTURAL MATERIALS AND CONDITIONS SHOWN ON THE DRAWINGS OR NOTED IN THE SPECIFICATIONS PRIOR TO THE START OF ANY WORK OR ORDERING OF MATERIALS, AND SHALL REPORT ANY PROPOSED REVISIONS, OR ANY ERRORS OR DISCREPANCIES TO THE DESIGNER IMMEDIATELY.
- THE CONTRACTOR OR OWNER SHALL RESOLVE ANY PROBLEMS ARISING OUT OF ANY VARIANCES FROM THE DRAWINGS AND SPECIFICATIONS, OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE. SUCH RESOLUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.
- THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DEPARTURE FROM THE DRAWINGS AND SPECIFICATIONS AUTHORIZED BY ANY INSPECTION AUTHORITY DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR OR OWNER SHALL BE RESPONSIBLE FOR CORRECT PLACEMENT OF THIS BUILDING ON THE SITE. THE DESIGNER DOES NOT GUARANTEE THAT THIS BUILDING WILL FIT A PARTICULAR SITE, UNLESS A LEGAL SURVEY PLAN AND A COPY OF THE APPLICABLE ZONING BY LAWS STATING THE REQUIRED SETBACKS FROM ALL PROPERTY LINES IS RECEIVED BY THIS OFFICE IN ADVANCE OF ISSUANCE OF THESE DRAWINGS.
- THE DESIGNER SHALL NOT BE RESPONSIBLE FOR SITE CONDITIONS SUCH AS BEARING CAPACITY, DEPTHS OF WATER TABLES OR BURIED STRUCTURES.
- ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT WILL NOT BE ALLOWED TO EXCEED THE DESIGN LOADS.
- ALTHOUGH THIS BUILDING IS DESIGNED USING STANDARD ENGINEERING AND BUILDING PRACTICES, THE AUTHORITY HAVING JURISDICTION MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER. IF REQUIRED, THE CONTRACTOR OR OWNER SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR SUCH SERVICE.

#### ENERGY EFFICIENCY REQUIREMENTS - SECTION 9.36 BCBC

- BUILDING MUST COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SUBSECTIONS 9.36.2 THROUGH 9.36.4 BCBC.
- CONTINUITY OF INSULATION 9.36.2.5 - THE CONTINUITY OF EFFECTIVENESS OF INSULATION IS REQUIRED. THIS MAY NOT REQUIRE CONTINUOUS INSULATION, SINCE THE CODE PERMITS INTERRUPTIONS FROM FRAMING AND OTHER PENETRATIONS. SEE ASSEMBLY CALCULATIONS AND DETAILS. REFER ALSO TO THE ILLUSTRATED GUIDE "ENERGY EFFICIENCY REQUIREMENTS FOR HOUSES IN BC"
- FOUNDATION WALL - INSULATION SEPARATION BY THE FOUNDATION WALL AT THE FLOOR SLAB IS NOT REQUIRED TO BE CONTINUOUS, PROVIDED THE EXTERIOR INSULATION EXTENDS DOWN TO THE FOOTING.
- WHERE TWO PLANES OF INSULATION ARE SEPARATED BY A BUILDING ENVELOPE ASSEMBLY AND CANNOT BE PHYSICALLY JOINED, ONE OF THE PLANES OF INSULATION MUST BE EXTENDED TO OVERLAP FOUR TIMES THE THICKNESS OF THE SEPARATION.
- THE THERMAL BRIDGING EFFECT OF CLOSELY SPACED REPETITIVE STRUCTURAL MEMBER LIKE STUDS AND JOISTS, AND OF ANCILLARY MEMBERS LIKE LINTELS, SILLS AND PLATES, MUST BE ACCOUNTED FOR WHEN CALCULATING THE THERMAL RESISTANCE OF BUILDING ENVELOPE ASSEMBLIES. USE NORMAL INSULATION RATING FROM TABLE 1 9.36.2.6 TO CALCULATE EFFECTIVE INSULATION REQUIREMENT RSI.
- MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS PLACED WITHIN AND PARALLEL TO AN EXTERIOR WALL ARE REQUIRED TO BE INSULATED TO THE EFFECTIVE THERMAL RESISTANCE REQUIRED FOR THE WALL AT THE PROJECTED AREA OF THE SYSTEM COMPONENT.
- JOINTS AND JUNCTIONS BETWEEN WALLS AND OTHER COMPONENTS LIKE WINDOWS AND DOORS NEED TO HAVE THE SAME EFFECTIVE R-VALUE AS THE LOWER OF THE ADJOINING COMPONENTS.
- A REDUCTION IN THE THERMAL RESISTANCE OF THE ATTIC INSULATION AT THE PERIMETER IS PERMITTED, PROVIDED THE INSULATION IS CONSTRAINED ONLY BY THE ROOF SLOPE AND VENTING REQUIREMENTS, AND THE MINIMUM THERMAL RESISTANCE VALUE ABOVE THE EXTERIOR WALL IS AT LEAST RSI 3.52 (R-20).
- AIR TIGHTNESS (9.36.2.9) - A CONTINUOUS BARRIER IS REQUIRED ACROSS JOINTS, BETWEEN ASSEMBLIES, AND AROUND PENETRATIONS AND AS DEFINED IN SUBSECTION 9.25.3. SPECIAL ATTENTION GIVEN TO SEALING THE FLOOR SLAB TO THE FOUNDATION WALL AND ABOVE GRADE WALL, INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS, JOINTS AT RIM JOIST, CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES, INTERFACE BETWEEN WINDOW HEAD/JAMB AND WALL ASSEMBLY, INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY, STEEL-LINED CHIMNEYS THAT PENETRATE THE BUILDING, PLUMBING VENT STACK PIPES, SKYLIGHT AND WALL ASSEMBLY, ATTIC HATCH, RECESSED POT LIGHTS, JOINTS BETWEEN ABOVE GRADE WALL AND CEILING, DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE, AND ELECTRICAL PENETRATIONS IN WALLS.
- SPECIAL ATTENTION SHOULD BE GIVEN TO THE ABOVE MENTIONED AREAS TO ENSURE AIR TIGHTNESS BY EITHER SEALING ALL JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL.

#### ABBREVIATIONS

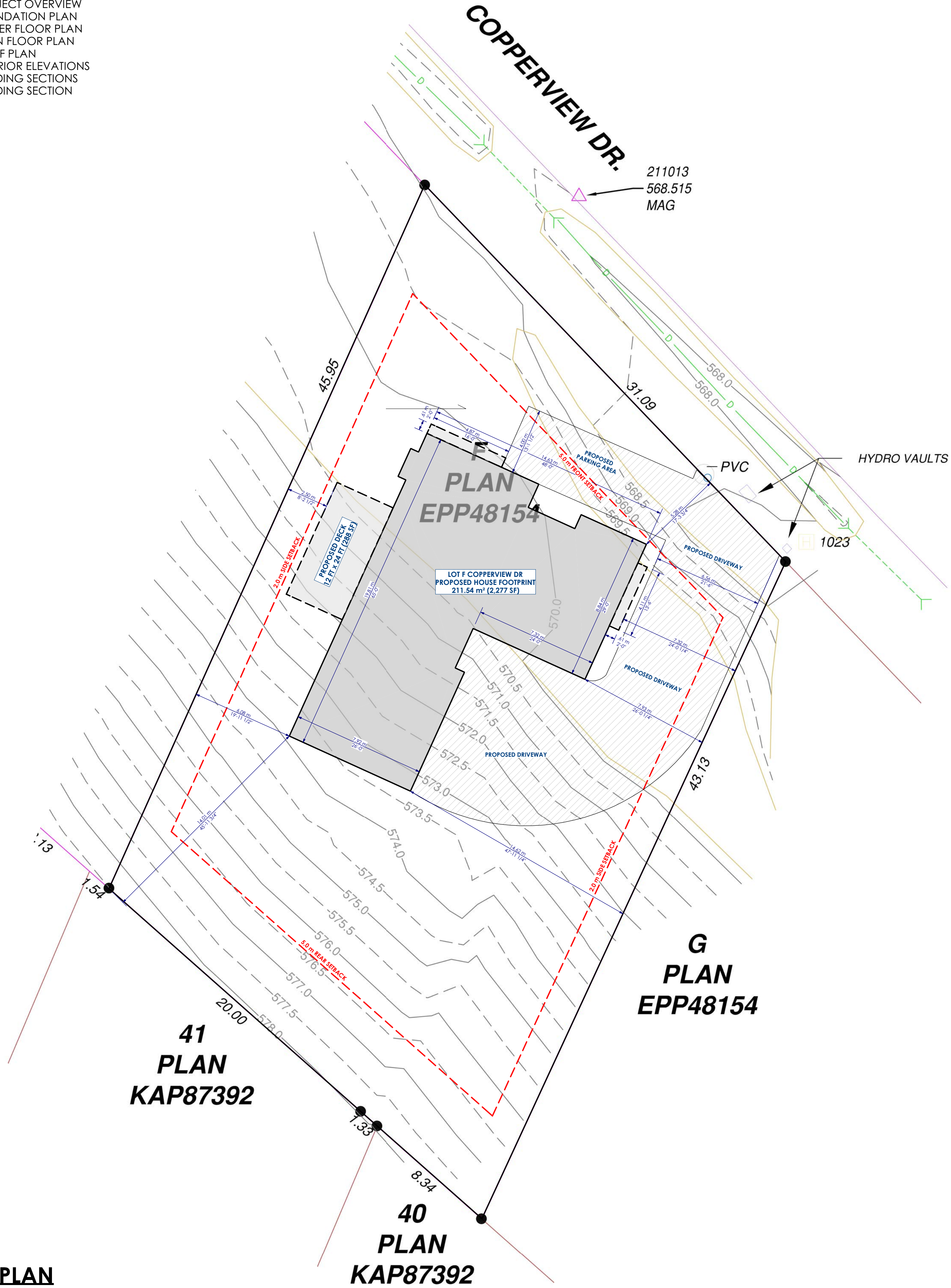
#	POUND OR NUMBER
&	AND
@	AT
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BYND	BEYOND
BOT	BOTTOM
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTYD	COURTYARD
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ	EQUAL
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FIN	FINISHED
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
FO	FACE OF
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HORIZ	HORIZONTALLY OR HORIZONTAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD
ILO	IN LIEU OF
INSUL	INSULATED OR INSULATION
INT	INTERIOR
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MIN	MINIMUM
MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NIS	NOT TO SCALE
OC	ON CENTER
OH	OVERHANG OR OPPOSITE HAND
OPP	OPPOSITE OR OPPOSITE HAND
OZ	OUNCE
PCC	PRE-CAST CONCRETE
PLUMB	PLUMBING
PLYD	PLYWOOD
PT	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
RM	ROOM
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER OR SPEAKER
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
T&G	TONGUE AND GROOVE
TELE	TELEPHONE
TBD	TO BE DETERMINED
TLT	TOILET
TME	TO MATCH EXISTING
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TPD	TOILET PAPER DISPENSER
T/D	TELEPHONE/DATA
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VERT	VERTICALLY OR VERTICAL
VIF	VERIFY IN FIELD
VP	VISION PANEL
W/	WITH
WD	WOOD

#### SHEET LIST

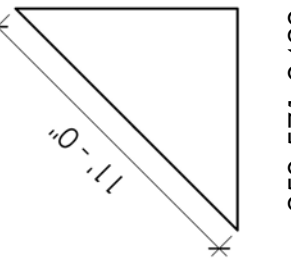
A1	PROJECT OVERVIEW
A2	FOUNDATION PLAN
A3	LOWER FLOOR PLAN
A4	MAIN FLOOR PLAN
A5	ROOF PLAN
A6	EXTERIOR ELEVATIONS
A7	BUILDING SECTIONS
A8	BUILDING SECTION

#### SITE PLAN

SCALE: 1:150 (METRIC)



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**All as-built measurements are v/r, and must be verified by general contractor on-site.**

#### LOT F - COPPERVIEW DR - NEW CONSTRUCTION

PROJECT INFORMATION:  
 ADDRESS: LOT F COPPERVIEW DR, BLIND BAY, BC V0E 1H2  
 LEGAL: L F SEC 7 TP 22 R 10 W6M KAMLOOPS DIVISION  
 YALE DISTRICT PL EPP48154  
 PID: 029-603-102

CLIENT INFORMATION:  
 K&C'S CONSTRUCTION  
 & RENOVATIONS LTD

REVISIONS  
 NO. DATE DESCRIPTION  
 1 26-NOV-21 ISSUED FOR PERMIT

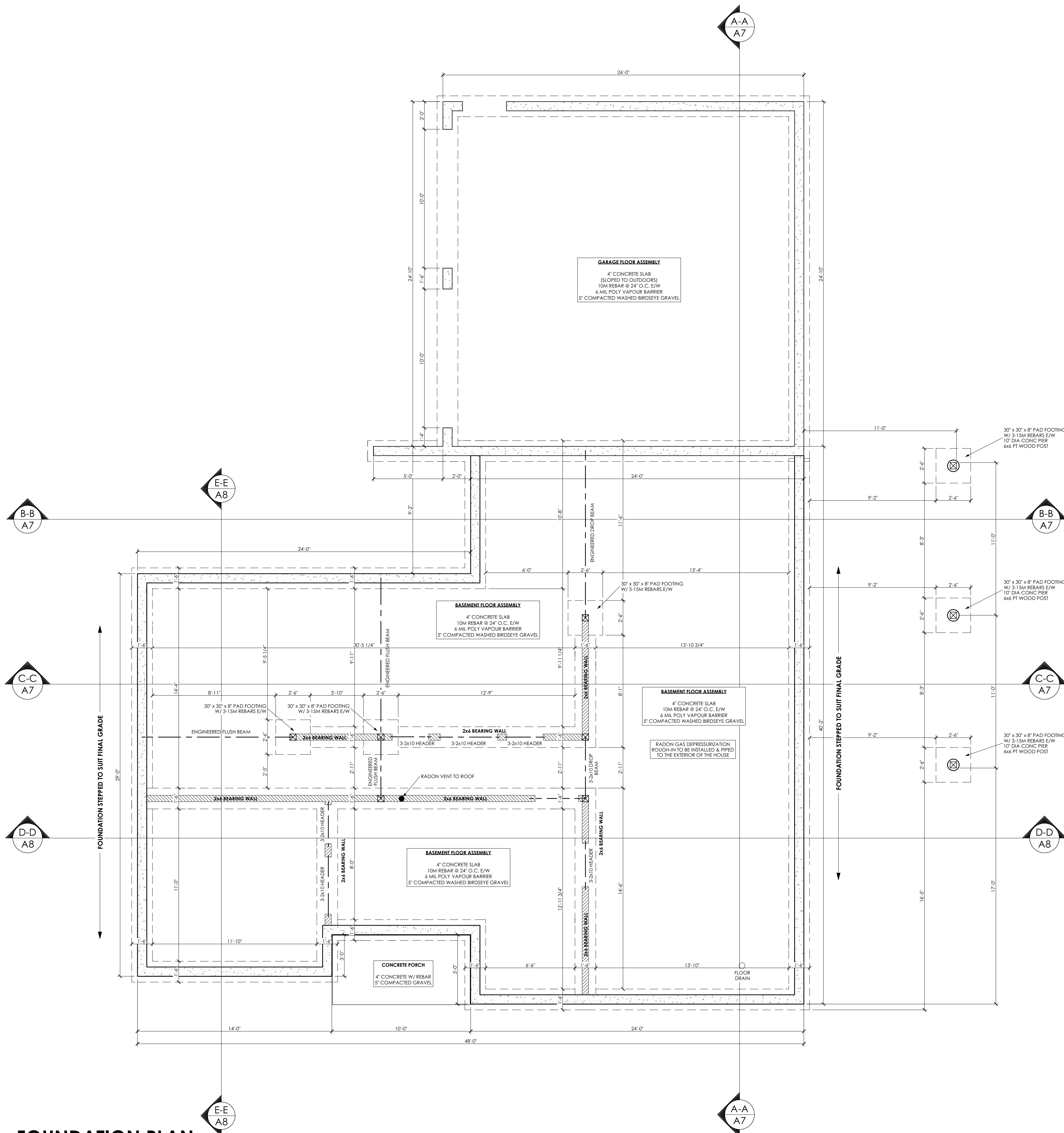
A1

PROJECT OVERVIEW

DRAWN BY: D.MARKEN  
 CHECKED BY: D.MARKEN  
 PROJECT NUMBER: 20210134  
 DATE: 26-NOV-21  
 SCALE: AS-NOTED  
 PAGE NO.: SHEET 1 OF 8

# FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



## WALL ASSEMBLIES

- (W1) EXTERIOR WALL ASSEMBLY**  
2x6 WOOD STUDS @ 24" O.C.  
SIDING BY CONTRACTOR  
BUILDING PAPER  
7/16" OSB SHEATHING  
2x6 WOOD STUDS @ 24" O.C.  
R24 BATT INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (W10) EXTERIOR WALL ASSEMBLY**  
ENGINEERED WOOD WALLS  
EXCEEDING 12'-0"  
SIDING BY CONTRACTOR  
BUILDING PAPER  
7/16" OSB SHEATHING  
2x6 STUDS @ ENG SPACING  
R24 BATT INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (W2) FOUNDATION WALL ASSEMBLY**  
FURRED-OUT 2X4 WALL  
2 COATS DAMPPROOFING  
8" CONCRETE WALL  
REBAR PER ENGINEER  
1/2" AIR GAP  
2x4 WOOD STUDS @ 24" O.C.  
SPRAY FOAM INSULATION  
1/2" GYPSUM WALL BOARD
- (W3) FROST WALL ASSEMBLY**  
8" CONCRETE WALL  
+ 3" XPS INSULATION  
2 COATS DAMPPROOFING  
8" CONCRETE WALL  
REBAR PER ENGINEER  
3" XPS INSULATION
- (W4) GARAGE FROST WALL ASSEMBLY**  
8" CONCRETE WALL  
2 COATS DAMPPROOFING  
8" CONCRETE WALL  
REBAR PER ENGINEER
- (W5) GARAGE TO DWELLING UNIT**  
2x6 @ 24" O.C. (FIRE-RATED)  
5/8" TYPE 'X' GYPSUM WALL BOARD  
BUILDING PAPER  
2x6 WOOD STUDS @ 24" O.C.  
R24 BATT INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (W6) INTERIOR PARTITION WALL**  
2x6 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD  
2x6 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD
- (W7) INTERIOR BEARING WALL**  
2x6 WOOD STUDS @ 16" O.C.  
1/2" GYPSUM WALL BOARD  
2x6 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD
- (W8) INTERIOR PARTITION WALL**  
2x4 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD  
2x4 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD
- (W9) BRICK VENEER BOTH SIDES**  
2x8 @ 16" O.C.  
BRICK VENEER  
THINSET MORTAR OR ADHESIVE  
CEMENT BOARD SHEATHING  
BUILDING PAPER  
1/2" PLYWOOD SHEATHING  
2x8 @ 16" O.C. CENTERED ON  
8" CONC WALL BELOW  
1/2" PLYWOOD SHEATHING  
BUILDING PAPER  
SPRAY FOAM INSULATION  
THINSET MORTAR OR ADHESIVE  
BRICK VENEER

## FLOOR ASSEMBLIES

- (FL-1) BSMT FLOOR ASSEMBLY**  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
6 MIL POLY VAPOUR BARRIER  
5" COMP WASHED BIRDSEYE GRAVEL
- (FL-2) GARAGE FLOOR ASSEMBLY**  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
6 MIL POLY VAPOUR BARRIER  
5" COMP WASHED BIRDSEYE GRAVEL
- (FL-3) PATIO ASSEMBLY**  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
5" COMP GRAVEL
- (FL-4) INTERIOR FLOOR ASSEMBLY**  
ENG TJI FLOOR JOISTS  
FLOORING BY OWNER  
FLOORING UNDERLAY  
3/4" T&G OSB SHEATHING  
11 7/8" TJI JOISTS @ ENG SPACING  
1/2" GYPSUM WALL BOARD
- (FL-5) INTERIOR FLOOR ASSEMBLY**  
ENG UNHEATED AREA  
ENG TJI FLOOR JOISTS  
FLOORING BY OWNER  
FLOORING UNDERLAY  
3/4" T&G OSB SHEATHING  
11 7/8" TJI JOISTS @ ENG SPACING  
SPRAY FOAM INSULATION  
ALUM SOFFIT
- (FL-6) BALCONY ASSEMBLY**  
2X10 JOISTS @ 16" O.C.  
DECK MEMBRANE SLOPED TO DRAIN  
3/4" PLYWOOD SUBFLOOR  
2X10 JOISTS @ 16" O.C.  
SPRAY FOAM INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (FL-7) DECK ASSEMBLY**  
2X10 JOISTS @ 16" O.C. (PRESSURE TREATED)  
5/4" PT DECKING  
2X10 PT JOISTS @ 16" O.C.

## ROOF ASSEMBLIES

- (RF-1) SLOPED ROOF / FLAT CEILING ASSEMBLY**  
MANUF. ROOF TRUSSES  
FIBREGLASS SHINGLES  
ROOFING MEMBRANE  
7/16" OSB SHEATHING  
ENG ROOF TRUSSES  
R50 BLOWN-IN INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (RF-2) SLOPED ROOF / VAULTED CEILING ASSEMBLY**  
MANUF. ROOF TRUSSES  
FIBREGLASS SHINGLES  
ROOFING MEMBRANE  
7/16" OSB SHEATHING  
VAULTED ENG ROOF TRUSSES  
2 - R24 BATT INSULATION (R48)  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (RF-3) FLAT ROOF ASSEMBLY**  
MANUF. ROOF TRUSSES  
TORCH-ON ROOFING MEMBRANE  
(SLOPED TO DRAINS)  
3/4" PLYWOOD SHEATHING  
ENG FLAT ROOF TRUSSES  
2 - R24 BATT INSULATION (R48)  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (RF-4) FLAT ROOF ASSEMBLY**  
OVER ENTRANCES  
MANUF. ROOF TRUSSES  
TORCH-ON ROOFING MEMBRANE  
(SLOPED TO DRAINS)  
3/4" PLYWOOD SHEATHING  
ENG FLAT ROOF TRUSSES  
ALUM SOFFIT

## FOUNDATION NOTES

- ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISHED GRADE. ALL FOOTINGS SHALL BE BELOW FROST LINE.
- FOUNDATION WALLS SHALL EXTEND NO LESS THAN 8" ABOVE GRADE.
- BACKFILL SHALL NOT BE PLACED AGAINST THE FOUNDATION WALL UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED 28" DAY STRENGTH AND UNTIL THE STRUCTURAL FLOOR FRAMING IS IN PLACE, INCLUDING SUBFLOOR.
- CONCRETE STRIP FOOTINGS  
18" x 8" CONT CONC FOOTING  
W/ 2-15M REBARS CONT  
(OR AS PER ENGINEER)
- PAD FOOTING AS PER PLAN
- FOUNDATION WALLS  
8" CONCRETE FOUNDATION  
1/2" DIA ANCHOR BOLTS @ 48" O.C.
- FOUNDATION WALLS EXCEEDING 8'-4" TO BE DESIGNED BY A STRUCTURAL ENGINEER (P.ENG)

## WALL NOTES

- ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 24" O.C. W/ R24 BATT INSULATION
- ALL INTERIOR WALLS TO BE 2x4 STUDS @ 24" O.C. UNLESS NOTED OTHERWISE
- DIMENSIONS ARE TAKEN FROM THE OUTSIDE FACE OF EXTERIOR SHEATHING TO THE FACE OF INTERIOR STUDS. FACE OF EXTERIOR SHEATHING TO BE FLUSH WITH OUTSIDE FACE OF FOUNDATION WALL.

## ROOF NOTES

- PROVIDE UNOBSTRUCTED ROOF VENTING AREA EQUIVALENT TO: 1/150 OF INSULATED CEILING AREA (MINIMUM)
- PROVIDE MIN 25% OF VENTING AT TOP OF ROOF
- PROVIDE MIN 25% OF VENTING ON BOTTOM OF ROOF
- PROVIDE FLASHING OVER OPENINGS
- PROVIDE 3" WIDE ICE AND WATER SHIELD ON EACH SIDE OF ALL VALLEYS, RIDGES, EAVES, AND GABLES
- 9.21.4.4.(1),(a) HEIGHT OF CHIMNEY FLUES  
A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 0.9 m (3'-0") ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF
- 9.21.4.4.(1),(b) HEIGHT OF CHIMNEY FLUES  
A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 0.6 m (2'-0") ABOVE THE HIGHEST ROOF SURFACE WITHIN 3 m (9'-10")

FOUNDATION PLAN

A2

REVISIONS  
NO. DATE DESCRIPTION  
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CLIENT INFORMATION:  
K&C'S CONSTRUCTION  
& RENOVATIONS LTD

PROJECT INFORMATION:  
LOT F - COPPERVIEW DR - NEW CONSTRUCTION

ADDRESS: LOT F COPPERVIEW DR, BLIND BAY, BC V0E 1H2  
LEGAL: L.F. SEC 7 P. 22 R. 10 W6M KAMLOOPS DIVISION  
YALE DISTRICT P.L. EPP48154  
PID: 029-603-102

VERIFY ALL DIMENSIONS AND NOTATIONS PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER.  
ALL AS-BUILT MEASUREMENTS ARE +/- AND MUST BE VERIFIED BY GENERAL CONTRACTOR ON-SITE.

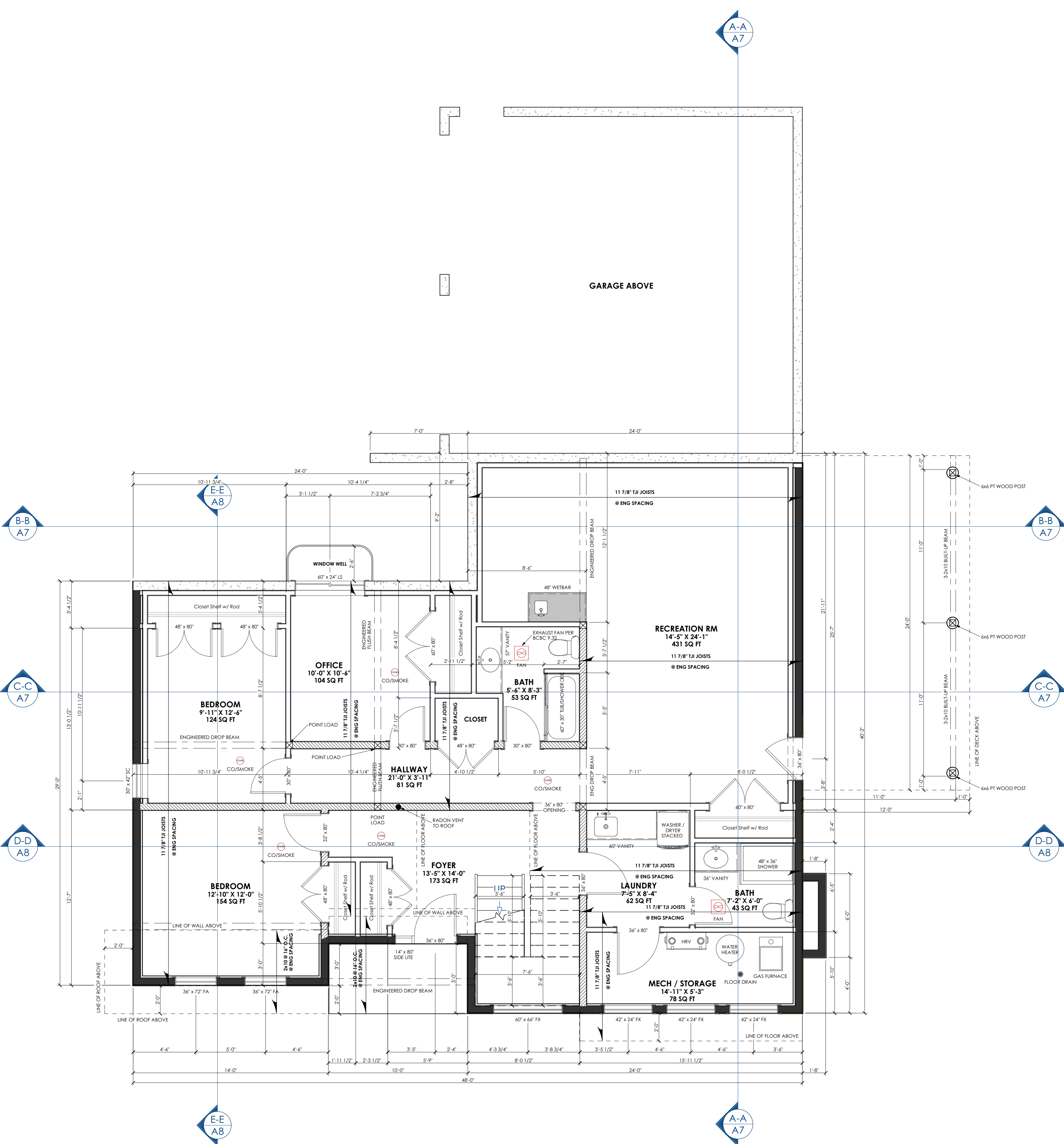
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PROJECT NUMBER:  
20210134  
DATE:  
26-NOV-21  
SCALE:  
AS-NOTED  
PAGE NO:  
SHEET 2 OF 8



**LOWER FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
 LOWER FLOOR AREA: 1,630 SF  
 BUILDING FOOTPRINT: 2,277 SF  
 9'-0 3/4" CEILING HEIGHT

**WALL ASSEMBLIES**

- (W1) EXTERIOR WALL ASSEMBLY**  
 2x6 WOOD STUDS @ 24" O.C.  
 SIDING BY CONTRACTOR  
 BUILDING PAPER  
 7/16" OSB SHEATHING  
 2x6 WOOD STUDS @ 24" O.C.  
 R24 BATT INSULATION  
 6 MIL POLY VAPOUR BARRIER  
 1/2" GYPSUM WALL BOARD
- (W10) EXTERIOR WALL ASSEMBLY**  
 ENGINEERED WOOD WALLS  
 EXCEEDING 12'-0"  
 SIDING BY CONTRACTOR  
 BUILDING PAPER  
 7/16" OSB SHEATHING  
 2x6 STUDS @ ENG SPACING  
 R24 BATT INSULATION  
 6 MIL POLY VAPOUR BARRIER  
 1/2" GYPSUM WALL BOARD
- (W2) FOUNDATION WALL ASSEMBLY**  
 FURRED-OUT 2X4 WALL  
 2 COATS DAMPPROOFING  
 8" CONCRETE WALL  
 REBAR PER ENGINEER  
 1/2" AIR GAP  
 2x4 WOOD STUDS @ 24" O.C.  
 SPRAY FOAM INSULATION  
 1/2" GYPSUM WALL BOARD
- (W3) FROST WALL ASSEMBLY**  
 8" CONCRETE WALL  
 + 3" XPS INSULATION  
 2 COATS DAMPPROOFING  
 8" CONCRETE WALL  
 REBAR PER ENGINEER  
 3" XPS INSULATION
- (W4) GARAGE FROST WALL ASSEMBLY**  
 8" CONCRETE WALL  
 2 COATS DAMPPROOFING  
 8" CONCRETE WALL  
 REBAR PER ENGINEER
- (W5) GARAGE TO DWELLING UNIT**  
 2x6 @ 24" O.C. (FIRE-RATED)  
 5/8" TYPE 'X' GYPSUM WALL BOARD  
 BUILDING PAPER  
 2x6 WOOD STUDS @ 24" O.C.  
 R24 BATT INSULATION  
 6 MIL POLY VAPOUR BARRIER  
 1/2" GYPSUM WALL BOARD
- (W6) INTERIOR PARTITION WALL**  
 2x6 WOOD STUDS @ 24" O.C.  
 1/2" GYPSUM WALL BOARD  
 2x6 WOOD STUDS @ 24" O.C.  
 1/2" GYPSUM WALL BOARD
- (W7) INTERIOR BEARING WALL**  
 2x6 WOOD STUDS @ 16" O.C.  
 1/2" GYPSUM WALL BOARD  
 2x6 WOOD STUDS @ 16" O.C.  
 1/2" GYPSUM WALL BOARD
- (W8) INTERIOR PARTITION WALL**  
 2x4 WOOD STUDS @ 24" O.C.  
 1/2" GYPSUM WALL BOARD
- (W9) BRICK VENEER BOTH SIDES**  
 2x8 @ 16" O.C.  
 BRICK VENEER  
 THINSET MORTAR OR ADHESIVE  
 CEMENT BOARD SHEATHING  
 BUILDING PAPER  
 1/2" PLYWOOD SHEATHING  
 2x8 @ 16" O.C. CENTERED ON  
 8" CONC WALL BELOW  
 1/2" PLYWOOD SHEATHING  
 BUILDING PAPER  
 1/2" GYPSUM WALL BOARD  
 THINSET MORTAR OR ADHESIVE  
 BRICK VENEER

**FLOOR ASSEMBLIES**

- (FL-1) BSMT FLOOR ASSEMBLY**  
 4" CONCRETE SLAB  
 4" CONCRETE SLAB  
 W/ 10M REBAR @ 24" E/W  
 6 MIL POLY VAPOUR BARRIER  
 5" COMP WASHED BIRDSEYE GRAVEL
- (FL-2) GARAGE FLOOR ASSEMBLY**  
 4" CONCRETE SLAB  
 4" CONCRETE SLAB  
 W/ 10M REBAR @ 24" E/W  
 6 MIL POLY VAPOUR BARRIER  
 5" COMP WASHED BIRDSEYE GRAVEL
- (FL-3) PATIO ASSEMBLY**  
 4" CONCRETE SLAB  
 4" CONCRETE SLAB  
 W/ 10M REBAR @ 24" E/W  
 5" COMP GRAVEL
- (FL-4) INTERIOR FLOOR ASSEMBLY**  
 ENG TJI FLOOR JOISTS  
 FLOORING BY OWNER  
 FLOORING UNDERLAY  
 3/4" T&G OSB SHEATHING  
 11 7/8" TJI JOISTS @ ENG SPACING  
 1/2" GYPSUM WALL BOARD
- (FL-5) INTERIOR FLOOR ASSEMBLY**  
 OVER UNHEATED AREA  
 ENG TJI FLOOR JOISTS  
 FLOORING BY OWNER  
 FLOORING UNDERLAY  
 3/4" T&G OSB SHEATHING  
 11 7/8" TJI JOISTS @ ENG SPACING  
 SPRAY FOAM INSULATION  
 ALUM SOFFIT
- (FL-6) BALCONY ASSEMBLY**  
 2X10 JOISTS @ 16" O.C.  
 DECK MEMBRANE SLOPED TO DRAIN  
 3/4" PLYWOOD SUBFLOOR  
 2X10 JOISTS @ 16" O.C.  
 SPRAY FOAM INSULATION  
 6 MIL POLY VAPOUR BARRIER  
 1/2" GYPSUM WALL BOARD
- (FL-7) DECK ASSEMBLY**  
 2X10 JOISTS @ 16" O.C. (PRESSURE TREATED)  
 5/4" PT DECKING  
 2X10 PT JOISTS @ 16" O.C.

**ROOF ASSEMBLIES**

- (RF-1) SLOPED ROOF / FLAT CEILING ASSEMBLY**  
 MANUF. ROOF TRUSSES  
 FIBREGLASS SHINGLES  
 ROOFING MEMBRANE  
 7/16" OSB SHEATHING  
 ENG ROOF TRUSSES  
 R50 BLOWN-IN INSULATION  
 6 MIL POLY VAPOUR BARRIER  
 1/2" GYPSUM WALL BOARD
- (RF-2) SLOPED ROOF / VAULTED CEILING ASSEMBLY**  
 MANUF. ROOF TRUSSES  
 FIBREGLASS SHINGLES  
 ROOFING MEMBRANE  
 7/16" OSB SHEATHING  
 VAULTED ENG ROOF TRUSSES  
 2 - R24 BATT INSULATION (R48)  
 6 MIL POLY VAPOUR BARRIER  
 1/2" GYPSUM WALL BOARD
- (RF-3) FLAT ROOF ASSEMBLY**  
 MANUF. ROOF TRUSSES  
 TORCH-ON ROOFING MEMBRANE  
 (SLOPED TO DRAINS)  
 3/4" PLYWOOD SHEATHING  
 ENG FLAT ROOF TRUSSES  
 2 - R24 BATT INSULATION (R48)  
 6 MIL POLY VAPOUR BARRIER  
 1/2" GYPSUM WALL BOARD
- (RF-4) FLAT ROOF ASSEMBLY**  
 OVER ENTRANCES  
 MANUF. ROOF TRUSSES  
 TORCH-ON ROOFING MEMBRANE  
 (SLOPED TO DRAINS)  
 3/4" PLYWOOD SHEATHING  
 ENG FLAT ROOF TRUSSES  
 ALUM SOFFIT

**FOUNDATION NOTES**

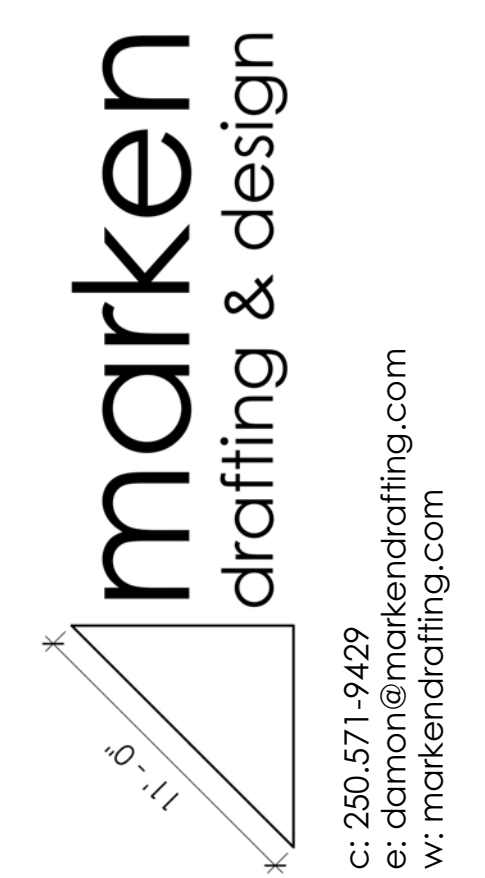
- ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISHED GRADE. ALL FOOTINGS SHALL BE BELOW FROST LINE.
- FOUNDATION WALLS SHALL EXTEND NO LESS THAN 8" ABOVE GRADE.
- BACKFILL SHALL NOT BE PLACED AGAINST THE FOUNDATION WALL UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED 28" DAY STRENGTH AND UNTIL THE STRUCTURAL FLOOR FRAMING IS IN PLACE, INCLUDING SUBFLOOR.
- CONCRETE STRIP FOOTINGS  
 18" x 8" CONC CONIC FOOTING  
 W/ 2-15M REBARS CONT  
 (OR AS PER ENGINEER)
- PAD FOOTING AS PER PLAN
- FOUNDATION WALLS  
 8" CONCRETE FOUNDATION  
 1/2" DIA ANCHOR BOLTS @ 48" O.C.
- FOUNDATION WALLS EXCEEDING 8'-4" TO BE DESIGNED BY A STRUCTURAL ENGINEER (P.ENG)

**WALL NOTES**

- ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 24" O.C. W/ R24 BATT INSULATION
- ALL INTERIOR WALLS TO BE 2x4 STUDS @ 24" O.C. UNLESS NOTED OTHERWISE
- DIMENSIONS ARE TAKEN FROM THE OUTSIDE FACE OF EXTERIOR SHEATHING TO THE FACE OF INTERIOR STUDS. FACE OF EXTERIOR SHEATHING TO BE FLUSH WITH OUTSIDE FACE OF FOUNDATION WALL.

**ROOF NOTES**

- PROVIDE UNOBSTRUCTED ROOF VENTING AREA EQUIVALENT TO: 1/150 OF INSULATED CEILING AREA (MINIMUM)
- PROVIDE MIN 25% OF VENTING AT TOP OF ROOF
- PROVIDE MIN 25% OF VENTING ON BOTTOM OF ROOF
- PROVIDE FLASHING OVER OPENINGS
- PROVIDE 3" WIDE ICE AND WATER SHIELD ON EACH SIDE OF ALL VALLEYS, RIDGES, EAVES, AND GABLES
- 9.21.4.4.(1).(g) HEIGHT OF CHIMNEY FLUES  
 A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 0.9 m (3'-0") ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF
- 9.21.4.4.(1).(b) HEIGHT OF CHIMNEY FLUES  
 A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 0.6 m (2'-0") ABOVE THE HIGHEST ROOF SURFACE WITHIN 3 m (9'-10")



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 All as-built measurements are +/- and must be verified by general contractor on-site.

**LOT F - COPPERVIEW DR - NEW CONSTRUCTION**

PROJECT INFORMATION:  
 ADDRESS: LOT F COPPERVIEW DR, BLIND BAY, BC V0E 1H2  
 LEGAL: L.F. SEC 7 P.22 R.10 W6M KAMLOOPS DIVISION  
 YALE DISTRICT P.L. EPP48154  
 PID: 029-603-102

CLIENT INFORMATION:  
 K&C'S CONSTRUCTION  
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NO.	DATE	DESCRIPTION
1	26-NOV-21	ISSUED FOR PERMIT

**A3**

LOWER FLOOR PLAN

DRAWN BY: D.MARKEN  
 CHECKED BY: D.MARKEN  
 PROJECT NUMBER: 20210134  
 DATE: 26-NOV-21  
 SCALE: AS-NOTED  
 PAGE NO: SHEET 3 OF 8

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All as-built measurements are +/- and must be verified by general contractor on-site.

**PROJECT INFORMATION:**  
ADDRESS: LOT F COPPERVIEW DR, BLIND BAY, BC V0E 1H2  
LEGAL: L.F. SEC 7 P. 22 R. 10 W6M KAMLOOPS DIVISION  
YALE DISTRICT P.L. EPP48154  
PID: 029-603-102

**CLIENT INFORMATION:**  
K&C'S CONSTRUCTION & RENOVATIONS LTD

**REVISIONS**

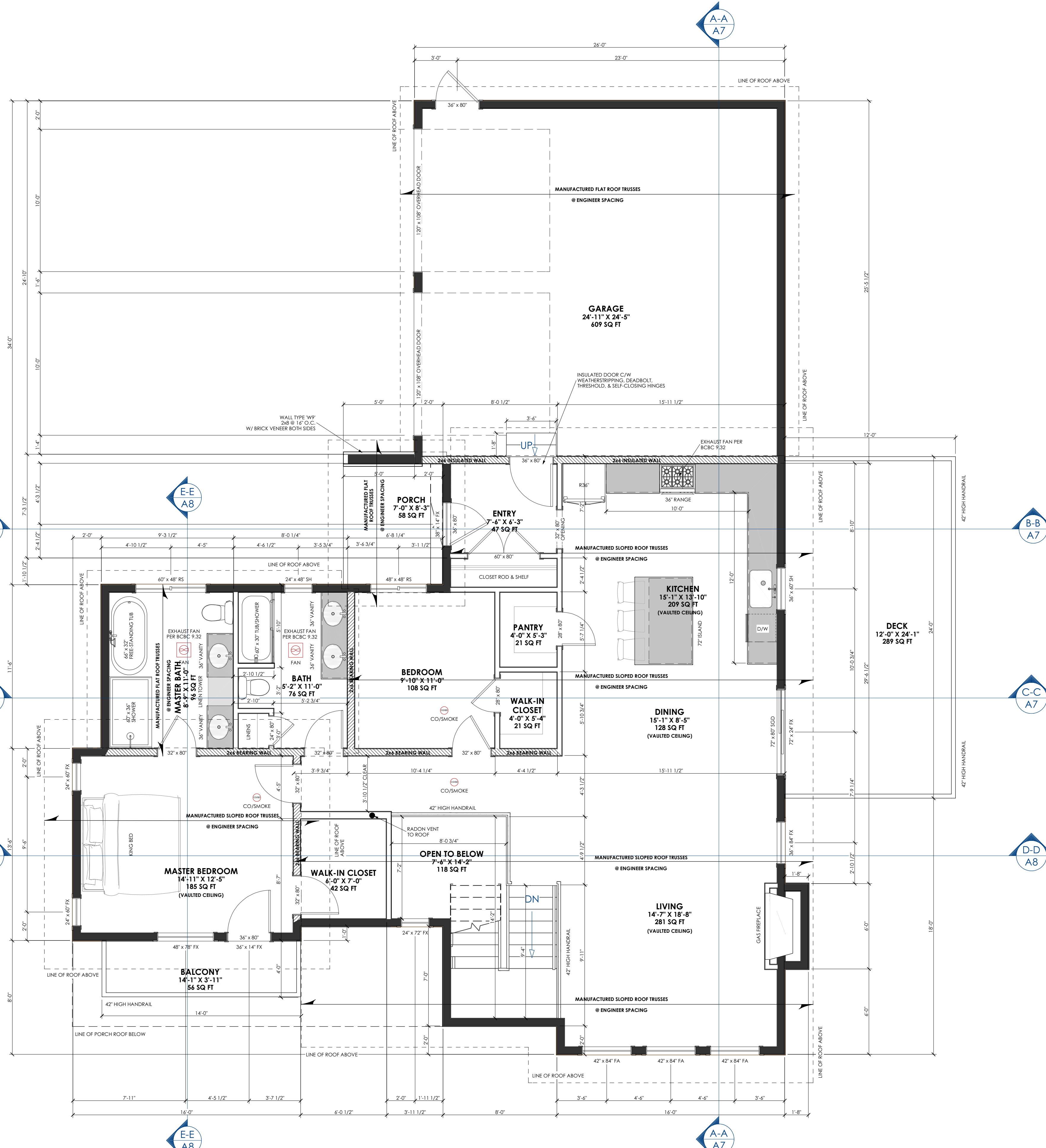
NO.	DATE	DESCRIPTION
1	26-NOV-21	ISSUED FOR PERMIT

**MAIN FLOOR PLAN**

**A4**

DRAWN BY: D. MARKEN  
CHECKED BY: D. MARKEN  
PROJECT NUMBER: 20210134  
DATE: 26-NOV-21  
SCALE: AS-NOTED  
PAGE NO: SHEET 4 OF 8

**LOT F - COPPERVIEW DR - NEW CONSTRUCTION**



**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

MAIN FLOOR AREA: 1,491 SF  
TOTAL HEATED AREA: 3,121 SF  
BALCONY AREA: 56 SF  
BUILDING FOOTPRINT: 2,277 SF

9'-0 3/4" CEILING HEIGHT  
VAULTED SECTIONS

**WALL ASSEMBLIES**

- (W1) EXTERIOR WALL ASSEMBLY**  
2x6 WOOD STUDS @ 24" O.C.  
SIDING BY CONTRACTOR  
BUILDING PAPER  
7/16" OSB SHEATHING  
2x6 WOOD STUDS @ 24" O.C.  
R24 BATT INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (W10) EXTERIOR WALL ASSEMBLY**  
ENGINEERED WOOD WALLS  
EXCEEDING 12'-0"  
SIDING BY CONTRACTOR  
BUILDING PAPER  
7/16" OSB SHEATHING  
2x6 STUDS @ ENG SPACING  
R24 BATT INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (W2) FOUNDATION WALL ASSEMBLY**  
FURRED-OUT 2X4 WALL  
2 COATS DAMPPROOFING  
8" CONCRETE WALL  
REBAR PER ENGINEER  
1/2" AIR GAP  
2x4 WOOD STUDS @ 24" O.C.  
SPRAY FOAM INSULATION  
1/2" GYPSUM WALL BOARD
- (W3) FROST WALL ASSEMBLY**  
8" CONCRETE WALL  
+ 3" XPS INSULATION  
2 COATS DAMPPROOFING  
8" CONCRETE WALL  
REBAR PER ENGINEER  
3" XPS INSULATION
- (W4) GARAGE FROST WALL ASSEMBLY**  
8" CONCRETE WALL  
2 COATS DAMPPROOFING  
8" CONCRETE WALL  
REBAR PER ENGINEER
- (W5) GARAGE TO DWELLING UNIT**  
2x6 @ 24" O.C. (FIRE-RATED)  
5/8" TYPE 'X' GYPSUM WALL BOARD  
BUILDING PAPER  
2x6 WOOD STUDS @ 24" O.C.  
R24 BATT INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (W6) INTERIOR PARTITION WALL**  
2x6 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD  
2x6 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD
- (W7) INTERIOR BEARING WALL**  
2x6 WOOD STUDS @ 16" O.C.  
1/2" GYPSUM WALL BOARD  
2x6 WOOD STUDS @ 16" O.C.  
1/2" GYPSUM WALL BOARD
- (W8) INTERIOR PARTITION WALL**  
2x4 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD  
2x4 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD
- (W9) BRICK VENEER BOTH SIDES**  
2x8 @ 16" O.C.  
BRICK VENEER  
THINSET MORTAR OR ADHESIVE  
CEMENT BOARD SHEATHING  
BUILDING PAPER  
1/2" PLYWOOD SHEATHING  
2x8 @ 16" O.C. CENTERED ON  
8" CONC WALL BELOW  
1/2" PLYWOOD SHEATHING  
BUILDING PAPER  
CEMENT BOARD SHEATHING  
THINSET MORTAR OR ADHESIVE  
BRICK VENEER

**FLOOR ASSEMBLIES**

- (FL-1) BSMT FLOOR ASSEMBLY**  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
6 MIL POLY VAPOUR BARRIER  
5" COMP WASHED BIRDEYE GRAVEL
- (FL-2) GARAGE FLOOR ASSEMBLY**  
4" CONCRETE SLAB  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
6 MIL POLY VAPOUR BARRIER  
5" COMP WASHED BIRDEYE GRAVEL
- (FL-3) PATIO ASSEMBLY**  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
5" COMP GRAVEL
- (FL-4) INTERIOR FLOOR ASSEMBLY**  
ENG TJI FLOOR JOISTS  
FLOORING BY OWNER  
FLOORING UNDERLAY  
3/4" T&G OSB SHEATHING  
1 1/2" TJI JOISTS @ ENG SPACING  
1/2" GYPSUM WALL BOARD
- (FL-5) INTERIOR FLOOR ASSEMBLY**  
OVER UNHEATED AREA  
ENG TJI FLOOR JOISTS  
FLOORING BY OWNER  
FLOORING UNDERLAY  
3/4" T&G OSB SHEATHING  
1 1/2" TJI JOISTS @ ENG SPACING  
SPRAY FOAM INSULATION  
ALUM SOFFIT
- (FL-6) BALCONY ASSEMBLY**  
2X10 JOISTS @ 16" O.C.  
DECK MEMBRANE SLOPED TO DRAIN  
3/4" PLYWOOD SUBFLOOR  
2X10 JOISTS @ 16" O.C.  
SPRAY FOAM INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (FL-7) DECK ASSEMBLY**  
2X10 JOISTS @ 16" O.C. (PRESSURE TREATED)  
5/4" PT DECKING  
2X10 PT JOISTS @ 16" O.C.

**ROOF ASSEMBLIES**

- (RF-1) SLOPED ROOF / FLAT CEILING ASSEMBLY**  
MANUF. ROOF TRUSSES  
FIBREGLASS SHINGLES  
ROOFING MEMBRANE  
7/16" OSB SHEATHING  
ENG ROOF TRUSSES  
R50 BLOWN-IN INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (RF-2) SLOPED ROOF / VAULTED CEILING ASSEMBLY**  
MANUF. ROOF TRUSSES  
FIBREGLASS SHINGLES  
ROOFING MEMBRANE  
7/16" OSB SHEATHING  
VAULTED ENG ROOF TRUSSES  
2 - R24 BATT INSULATION (R48)  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (RF-3) FLAT ROOF ASSEMBLY**  
MANUF. ROOF TRUSSES  
TORCH-ON ROOFING MEMBRANE  
(SLOPED TO DRAINS)  
3/4" PLYWOOD SHEATHING  
ENG FLAT ROOF TRUSSES  
2 - R24 BATT INSULATION (R48)  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (RF-4) FLAT ROOF ASSEMBLY**  
OVER ENTRANCES  
MANUF. ROOF TRUSSES  
TORCH-ON ROOFING MEMBRANE  
(SLOPED TO DRAINS)  
3/4" PLYWOOD SHEATHING  
ENG FLAT ROOF TRUSSES  
ALUM SOFFIT

**FOUNDATION NOTES**

- ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISHED GRADE. ALL FOOTINGS SHALL BE BELOW FROST LINE.
- FOUNDATION WALLS SHALL EXTEND NO LESS THAN 8" ABOVE GRADE.
- BACKFILL SHALL NOT BE PLACED AGAINST THE FOUNDATION WALL UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED 28" DAY STRENGTH AND UNTIL THE STRUCTURAL FLOOR FRAMING IS IN PLACE, INCLUDING SUBFLOOR.
- CONCRETE STRIP FOOTINGS  
18" x 8" CONT CONC FOOTING  
W/ 2-15M REBARS CONT  
(OR AS PER ENGINEER)
- PAD FOOTING AS PER PLAN
- FOUNDATION WALLS  
8" CONCRETE FOUNDATION  
1/2" DIA ANCHOR BOLTS @ 48" O.C.
- FOUNDATION WALLS EXCEEDING 8'-4" TO BE DESIGNED BY A STRUCTURAL ENGINEER (P.ENG)

**WALL NOTES**

- ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 24" O.C. W/ R24 BATT INSULATION
- ALL INTERIOR WALLS TO BE 2x4 STUDS @ 24" O.C. UNLESS NOTED OTHERWISE
- DIMENSIONS ARE TAKEN FROM THE OUTSIDE FACE OF EXTERIOR SHEATHING TO THE FACE OF INTERIOR STUDS. FACE OF EXTERIOR SHEATHING TO BE FLUSH WITH OUTSIDE FACE OF FOUNDATION WALL.

**ROOF NOTES**

- PROVIDE UNOBSTRUCTED ROOF VENTING AREA EQUIVALENT TO: 1/150 OF INSULATED CEILING AREA (MINIMUM)
- PROVIDE MIN 25% OF VENTING AT TOP OF ROOF
- PROVIDE MIN 25% OF VENTING ON BOTTOM OF ROOF
- PROVIDE FLASHING OVER OPENINGS
- PROVIDE 3" WIDE ICE AND WATER SHIELD ON EACH SIDE OF ALL VALLEYS, RIDGES, EAVES, AND GABLES
- 9.21.4.4.(1).(a) HEIGHT OF CHIMNEY FLUES  
A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 0.9 m (3'-0") ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF
- 9.21.4.4.(1).(b) HEIGHT OF CHIMNEY FLUES  
A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 0.6 m (2'-0") ABOVE THE HIGHEST ROOF SURFACE WITHIN 3 m (9'-10")

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**PROJECT INFORMATION:**  
ADDRESS: LOT F COPPERVIEW DR, BLIND BAY, BC V0E 1H2  
LEGAL: L.F. SEC 7 1P Z2 R 10 W6M KAMLOOPS DIVISION  
YALE DISTRICT PL EPP48154  
PID: 029-603-102

**CLIENT INFORMATION:**  
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**REVISIONS**

NO.	DATE	DESCRIPTION
1	26-NOV-21	ISSUED FOR PERMIT

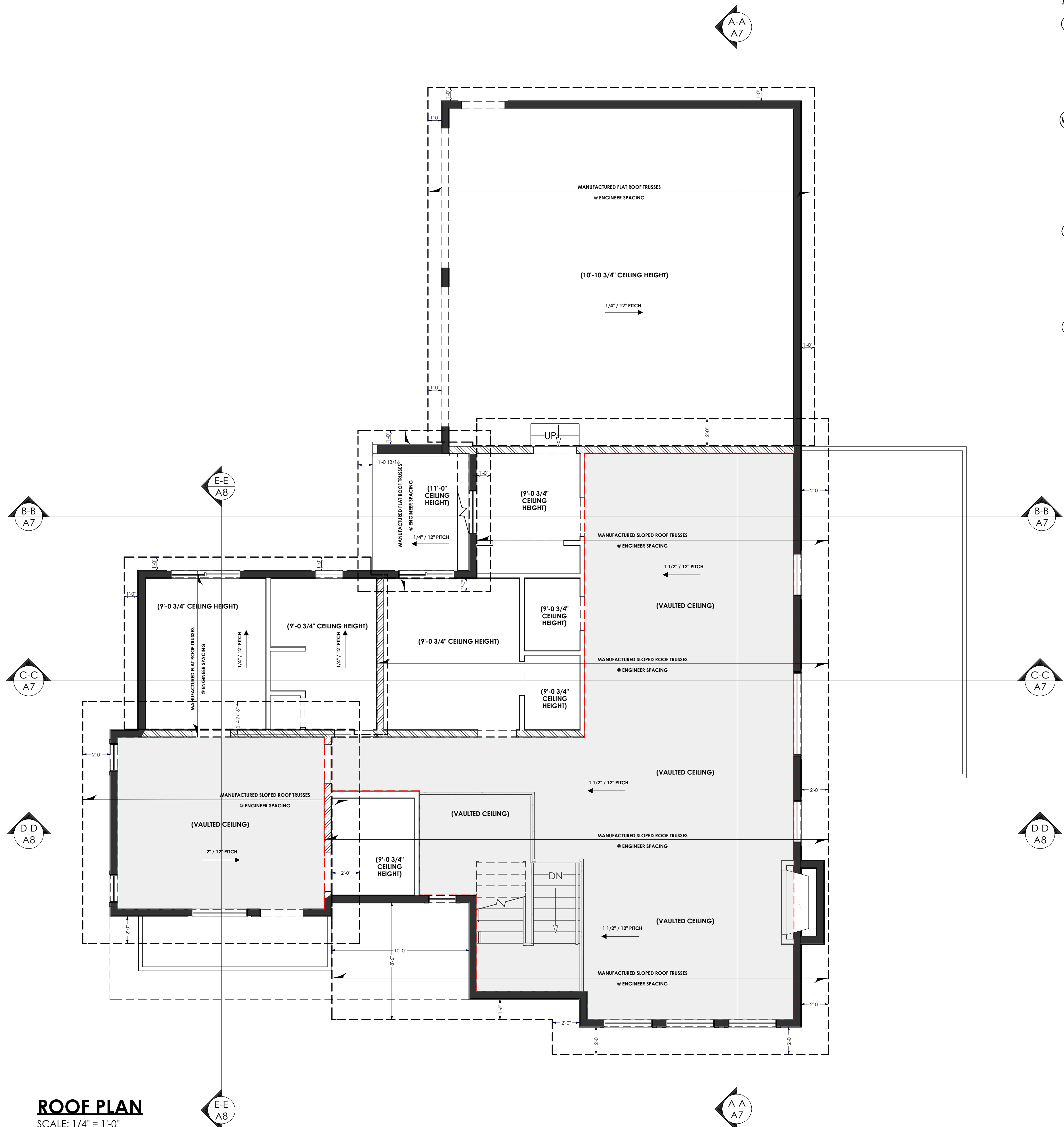
**A5**

DRAWN BY: D. MARKEN  
CHECKED BY: D. MARKEN  
PROJECT NUMBER: 20210134  
DATE: 26-NOV-21  
SCALE: AS-NOTED  
PAGE NO: SHEET 5 OF 8

**ROOF PLAN**

DRAWN BY: D. MARKEN  
CHECKED BY: D. MARKEN  
PROJECT NUMBER: 20210134  
DATE: 26-NOV-21  
SCALE: AS-NOTED  
PAGE NO: SHEET 5 OF 8

**LOT F - COPPERVIEW DR - NEW CONSTRUCTION**



**ROOF PLAN**

SCALE: 1/4" = 1'-0"

**WALL ASSEMBLIES**

- (W1) EXTERIOR WALL ASSEMBLY**  
2x6 WOOD STUDS @ 24" O.C.  
SIDING BY CONTRACTOR  
BUILDING PAPER  
7/16" OSB SHEATHING  
2x6 WOOD STUDS @ 24" O.C.  
R24 BATT INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (W10) EXTERIOR WALL ASSEMBLY**  
ENGINEERED WOOD WALLS  
EXCEEDING 12'-0"  
SIDING BY CONTRACTOR  
BUILDING PAPER  
7/16" OSB SHEATHING  
2x6 STUDS @ ENG SPACING  
R24 BATT INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (W2) FOUNDATION WALL ASSEMBLY**  
FURRED-OUT 2X4 WALL  
2 COATS DAMPPROOFING  
8" CONCRETE WALL  
REBAR PER ENGINEER  
1/2" AIR GAP  
2X4 WOOD STUDS @ 24" O.C.  
SPRAY FOAM INSULATION  
1/2" GYPSUM WALL BOARD
- (W3) FROST WALL ASSEMBLY**  
8" CONCRETE WALL  
+ 3" XPS INSULATION  
2 COATS DAMPPROOFING  
8" CONCRETE WALL  
REBAR PER ENGINEER  
3" XPS INSULATION
- (W4) GARAGE FROST WALL ASSEMBLY**  
8" CONCRETE WALL  
2 COATS DAMPPROOFING  
8" CONCRETE WALL  
REBAR PER ENGINEER
- (W5) GARAGE TO DWELLING UNIT**  
2x6 @ 24" O.C. (FIRE-RATED)  
5/8" TYPE 'X' GYPSUM WALL BOARD  
BUILDING PAPER  
2x6 WOOD STUDS @ 24" O.C.  
R24 BATT INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (W6) INTERIOR PARTITION WALL**  
2x4 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD  
2x6 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD
- (W7) INTERIOR BEARING WALL**  
2x4 WOOD STUDS @ 16" O.C.  
1/2" GYPSUM WALL BOARD  
2x6 WOOD STUDS @ 16" O.C.  
1/2" GYPSUM WALL BOARD
- (W8) INTERIOR PARTITION WALL**  
2x4 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD  
2x4 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD
- (W9) BRICK VENEER BOTH SIDES**  
2x8 @ 16" O.C.  
BRICK VENEER  
THINSET MORTAR OR ADHESIVE  
CEMENT BOARD SHEATHING  
BUILDING PAPER  
1/2" PLYWOOD SHEATHING  
2x8 @ 16" O.C. CENTERED ON 8" CONC WALL BELOW  
1/2" PLYWOOD SHEATHING  
BUILDING PAPER  
CEMENT BOARD SHEATHING  
THINSET MORTAR OR ADHESIVE  
BRICK VENEER

**FLOOR ASSEMBLIES**

- (FL-1) BSMT FLOOR ASSEMBLY**  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
6 MIL POLY VAPOUR BARRIER  
5" COMP WASHED BIRDSEYE GRAVEL
- (FL-2) GARAGE FLOOR ASSEMBLY**  
4" CONCRETE SLAB  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
6 MIL POLY VAPOUR BARRIER  
5" COMP WASHED BIRDSEYE GRAVEL
- (FL-3) PATIO ASSEMBLY**  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
5" COMP GRAVEL
- (FL-4) INTERIOR FLOOR ASSEMBLY**  
ENG TJI FLOOR JOISTS  
FLOORING BY OWNER  
FLOORING UNDERLAY  
3/4" T&G OSB SHEATHING  
11 7/8" TJI JOISTS @ ENG SPACING  
1/2" GYPSUM WALL BOARD
- (FL-5) INTERIOR FLOOR ASSEMBLY**  
OVER UNHEATED AREA  
ENG TJI FLOOR JOISTS  
FLOORING BY OWNER  
FLOORING UNDERLAY  
3/4" T&G OSB SHEATHING  
11 7/8" TJI JOISTS @ ENG SPACING  
SPRAY FOAM INSULATION  
ALUM SOFFIT
- (FL-6) BALCONY ASSEMBLY**  
2X10 JOISTS @ 16" O.C.  
DECK MEMBRANE SLOPED TO DRAIN  
3/4" PLYWOOD SUBFLOOR  
2X10 JOISTS @ 16" O.C.  
SPRAY FOAM INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (FL-7) DECK ASSEMBLY**  
2X10 JOISTS @ 16" O.C. (PRESSURE TREATED)  
5/4" PT DECKING  
2X10 PT JOISTS @ 16" O.C.

**ROOF ASSEMBLIES**

- (RF-1) SLOPED ROOF / FLAT CEILING ASSEMBLY**  
MANUF. ROOF TRUSSES  
FIBREGLASS SHINGLES  
ROOFING MEMBRANE  
7/16" OSB SHEATHING  
ENG ROOF TRUSSES  
R50 BLOWN-IN INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (RF-2) SLOPED ROOF / VAULTED CEILING ASSEMBLY**  
MANUF. ROOF TRUSSES  
FIBREGLASS SHINGLES  
ROOFING MEMBRANE  
7/16" OSB SHEATHING  
VAULTED ENG ROOF TRUSSES  
2 - R24 BATT INSULATION (R48)  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (RF-3) FLAT ROOF ASSEMBLY**  
MANUF. ROOF TRUSSES  
TORCH-ON ROOFING MEMBRANE  
(SLOPED TO DRAINS)  
3/4" PLYWOOD SHEATHING  
ENG FLAT ROOF TRUSSES  
2 - R24 BATT INSULATION (R48)  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (RF-4) FLAT ROOF ASSEMBLY**  
OVER ENTRANCES  
MANUF. ROOF TRUSSES  
TORCH-ON ROOFING MEMBRANE  
(SLOPED TO DRAINS)  
3/4" PLYWOOD SHEATHING  
ENG FLAT ROOF TRUSSES  
ALUM SOFFIT

**FOUNDATION NOTES**

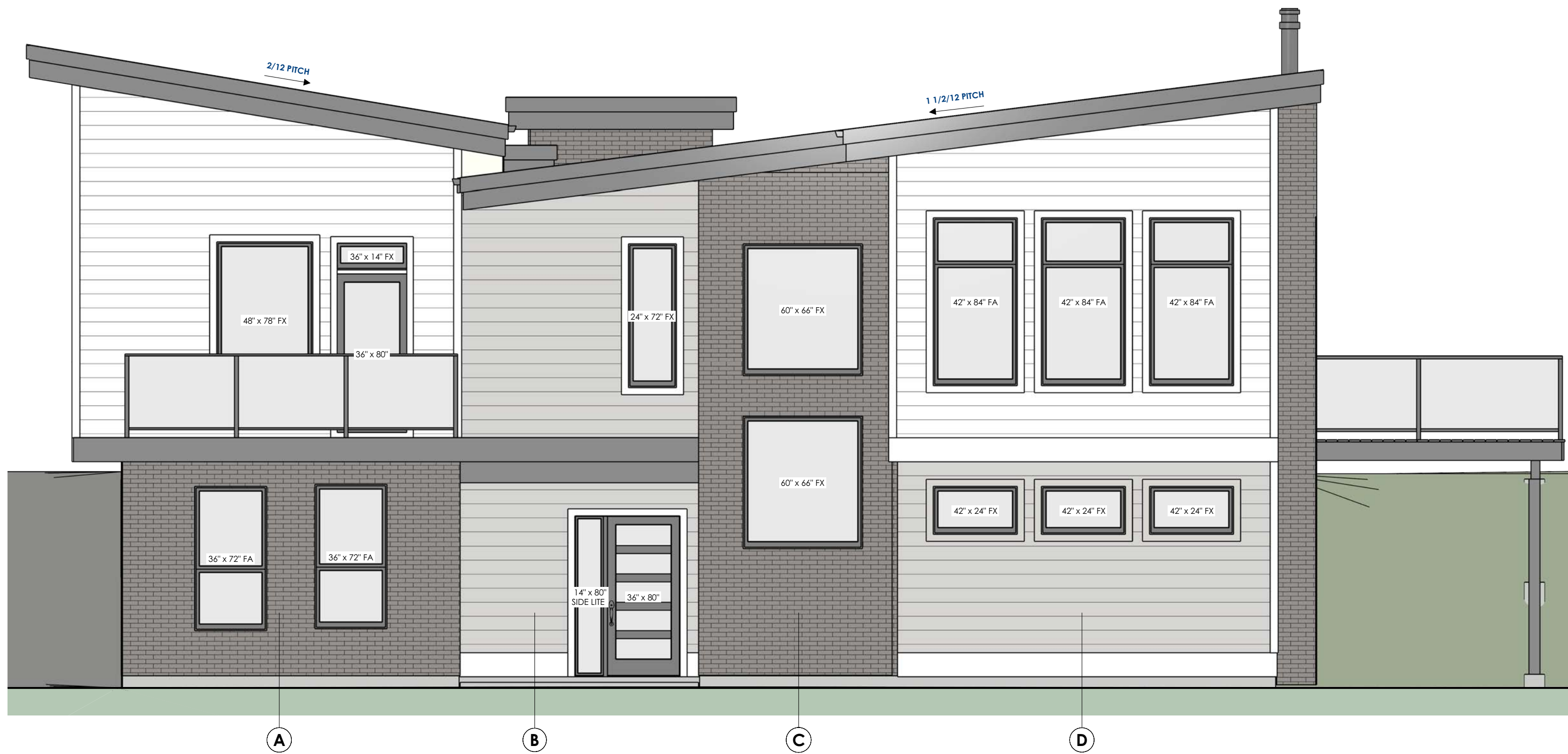
- ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISHED GRADE. ALL FOOTINGS SHALL BE BELOW FROST LINE.
- FOUNDATION WALLS SHALL EXTEND NO LESS THAN 8" ABOVE GRADE.
- BACKFILL SHALL NOT BE PLACED AGAINST THE FOUNDATION WALL UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED 28" DAY STRENGTH AND UNTIL THE STRUCTURAL FLOOR FRAMING IS IN PLACE, INCLUDING SUBFLOOR.
- CONCRETE STRIP FOOTINGS  
18" x 8" CONT CONC FOOTING  
W/ 2-15M REBARS CONT  
(OR AS PER ENGINEER)
- PAD FOOTING AS PER PLAN
- FOUNDATION WALLS  
8" CONCRETE FOUNDATION  
1/2" DIA ANCHOR BOLTS @ 48" O.C.
- FOUNDATION WALLS EXCEEDING 8'-4" TO BE DESIGNED BY A STRUCTURAL ENGINEER (P.ENG)

**WALL NOTES**

- ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 24" O.C. W/ R24 BATT INSULATION
- ALL INTERIOR WALLS TO BE 2x4 STUDS @ 24" O.C. UNLESS NOTED OTHERWISE
- DIMENSIONS ARE TAKEN FROM THE OUTSIDE FACE OF EXTERIOR SHEATHING TO THE FACE OF INTERIOR STUDS. FACE OF EXTERIOR SHEATHING TO BE FLUSH WITH OUTSIDE FACE OF FOUNDATION WALL.

**ROOF NOTES**

- PROVIDE UNOBSTRUCTED ROOF VENTING AREA EQUIVALENT TO: 1/150 OF INSULATED CEILING AREA (MINIMUM)
- PROVIDE MIN 25% OF VENTING AT TOP OF ROOF
- PROVIDE MIN 25% OF VENTING ON BOTTOM OF ROOF
- PROVIDE FLASHING OVER OPENINGS
- PROVIDE 3" WIDE ICE AND WATER SHIELD ON EACH SIDE OF ALL VALLEYS, RIDGES, EAVES, AND GABLES
- 9.21.4.4.(1),(a) HEIGHT OF CHIMNEY FLUES  
A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 0.9 m (3'-0") ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF
- 9.21.4.4.(1),(b) HEIGHT OF CHIMNEY FLUES  
A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 0.6 m (2'-0") ABOVE THE HIGHEST ROOF SURFACE WITHIN 3 m (9'-10")

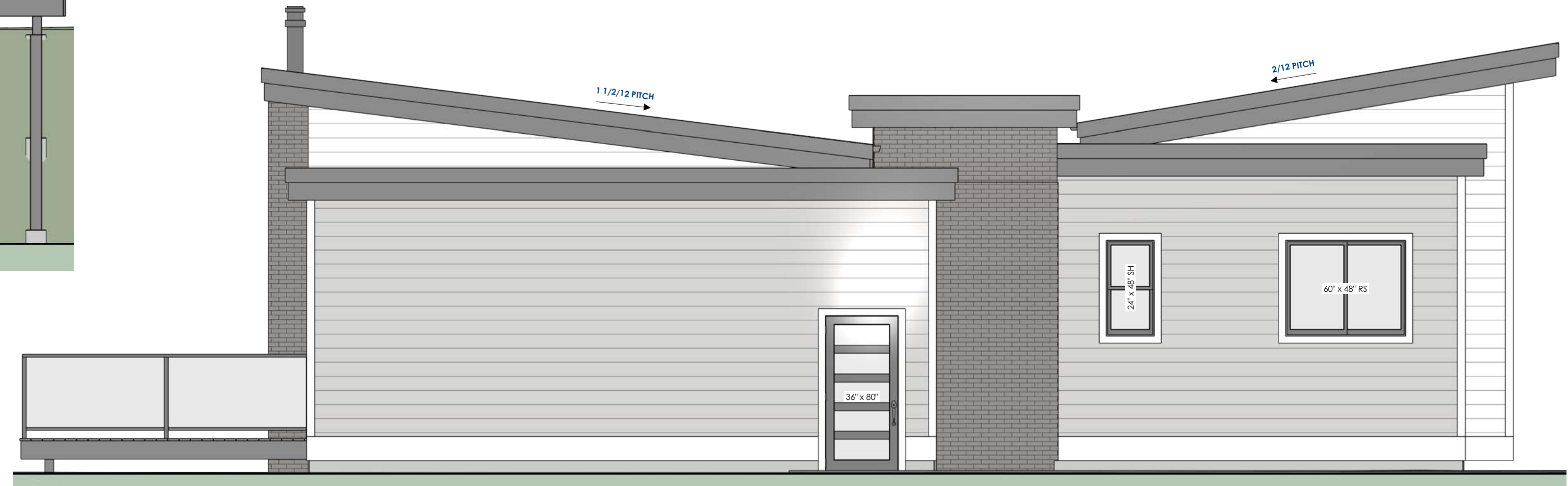


**NORTH-EAST ELEVATION**

SCALE: 1/4" = 1'-0"

**SPATIAL SEPARATION CALCULATIONS  
NORTH-EAST ELEVATION**

<b>A</b>	LIMITING DISTANCE = 5.28 m / 2 = 2.64 m EXPOSED BUILDING FACE = 34.28 m <sup>2</sup> AREA ALLOWED = 19.39% (6.65 m <sup>2</sup> ) PROPOSED OPENINGS = 13.42% (4.60 m <sup>2</sup> )
<b>B</b>	LIMITING DISTANCE = 7.71 m / 2 = 3.86 m EXPOSED BUILDING FACE = 21.37 m <sup>2</sup> AREA ALLOWED = 37.11% (7.93 m <sup>2</sup> ) PROPOSED OPENINGS = 17.41% (3.72 m <sup>2</sup> )
<b>C</b>	LIMITING DISTANCE = 7.43 m / 2 = 3.72 m EXPOSED BUILDING FACE = 16.07 m <sup>2</sup> AREA ALLOWED = 35.15% (5.65 m <sup>2</sup> ) PROPOSED OPENINGS = 34.66% (5.57 m <sup>2</sup> )
<b>D</b>	LIMITING DISTANCE = 7.76 m / 2 = 3.88 m EXPOSED BUILDING FACE = 35.02 m <sup>2</sup> AREA ALLOWED = 34.05% (11.92 m <sup>2</sup> ) PROPOSED OPENINGS = 25.47% (8.92 m <sup>2</sup> )

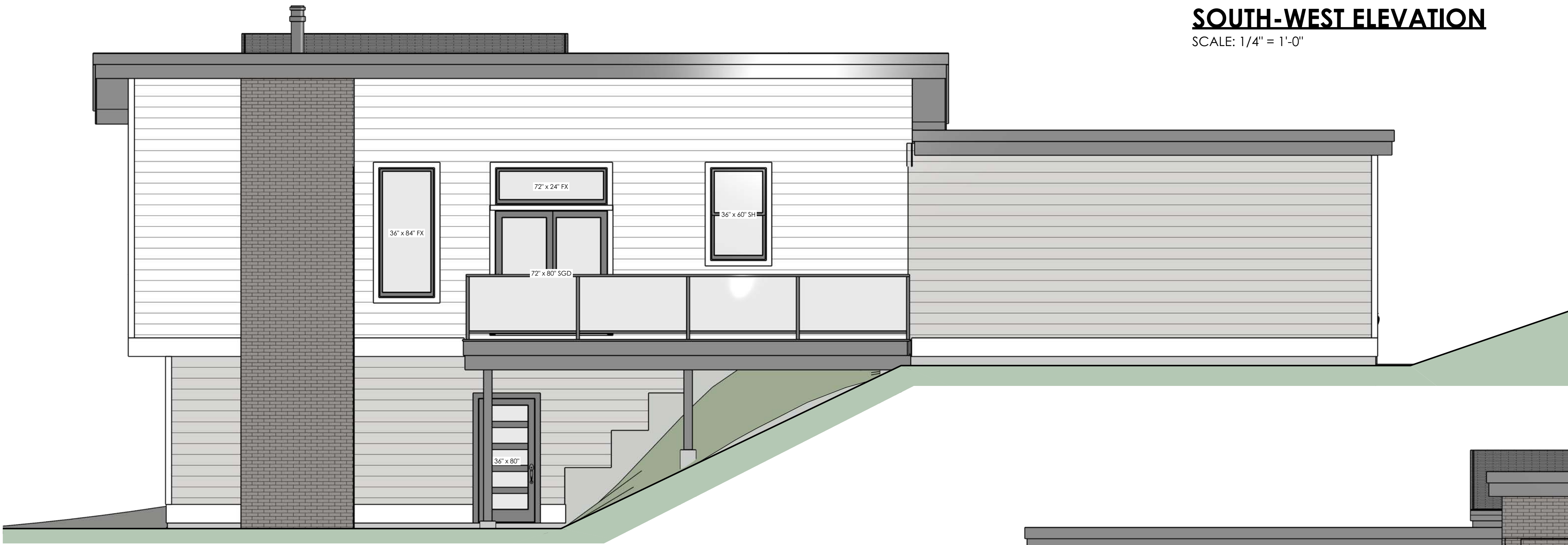


**SOUTH-WEST ELEVATION**

SCALE: 1/4" = 1'-0"

**SPATIAL SEPARATION CALCULATIONS  
SOUTH-WEST ELEVATION**

<b>A</b>	LIMITING DISTANCE = 14.01 m / 2 = 7.00 m EXPOSED BUILDING FACE = 66.15 m <sup>2</sup> AREA ALLOWED = 67.68% (44.77 m <sup>2</sup> ) PROPOSED OPENINGS = 6.74% (4.46 m <sup>2</sup> )
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**NORTH-WEST ELEVATION**

SCALE: 1/4" = 1'-0"

**SPATIAL SEPARATION CALCULATIONS  
NORTH-WEST ELEVATION**

<b>A</b>	LIMITING DISTANCE = 6.08 m / 2 = 3.04 m EXPOSED BUILDING FACE = 110.37 m <sup>2</sup> AREA ALLOWED = 10.08% (11.13 m <sup>2</sup> ) PROPOSED OPENINGS = 8.08% (8.92 m <sup>2</sup> )
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**SPATIAL SEPARATION CALCULATIONS  
SOUTH-EAST ELEVATION**

<b>A</b>	LIMITING DISTANCE = 14.62 m / 2 = 7.31 m EXPOSED BUILDING FACE = 39.67 m <sup>2</sup> AREA ALLOWED = 89.52% (35.51 m <sup>2</sup> ) PROPOSED OPENINGS = 47.77 m <sup>2</sup> (18.95%)
<b>B</b>	LIMITING DISTANCE = 7.32 m / 2 = 3.66 m EXPOSED BUILDING FACE = 55.37 m <sup>2</sup> AREA ALLOWED = 24.03% (13.31 m <sup>2</sup> ) PROPOSED OPENINGS = 4.86 m <sup>2</sup> (2.69%)



**SOUTH-EAST ELEVATION**

SCALE: 1/4" = 1'-0"

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Verify all dimensions and notations prior to commencement of work and report any errors or omissions to the Designer.  
**All as-built measurements are +/- and must be verified by general contractor on-site.**

**LOT F - COPPERVIEW DR - NEW CONSTRUCTION**

**CLIENT INFORMATION:**  
K&C'S CONSTRUCTION & RENOVATIONS LTD

**PROJECT INFORMATION:**  
ADDRESS: LOT F COPPERVIEW DR, BLIND BAY, BC V0E 1H2  
LEGAL: L.F SEC 7 TP 22 R 10 W6M KAMLOOPS DIVISION  
YALE DISTRICT PL EPP48154  
PID: 029-603-102

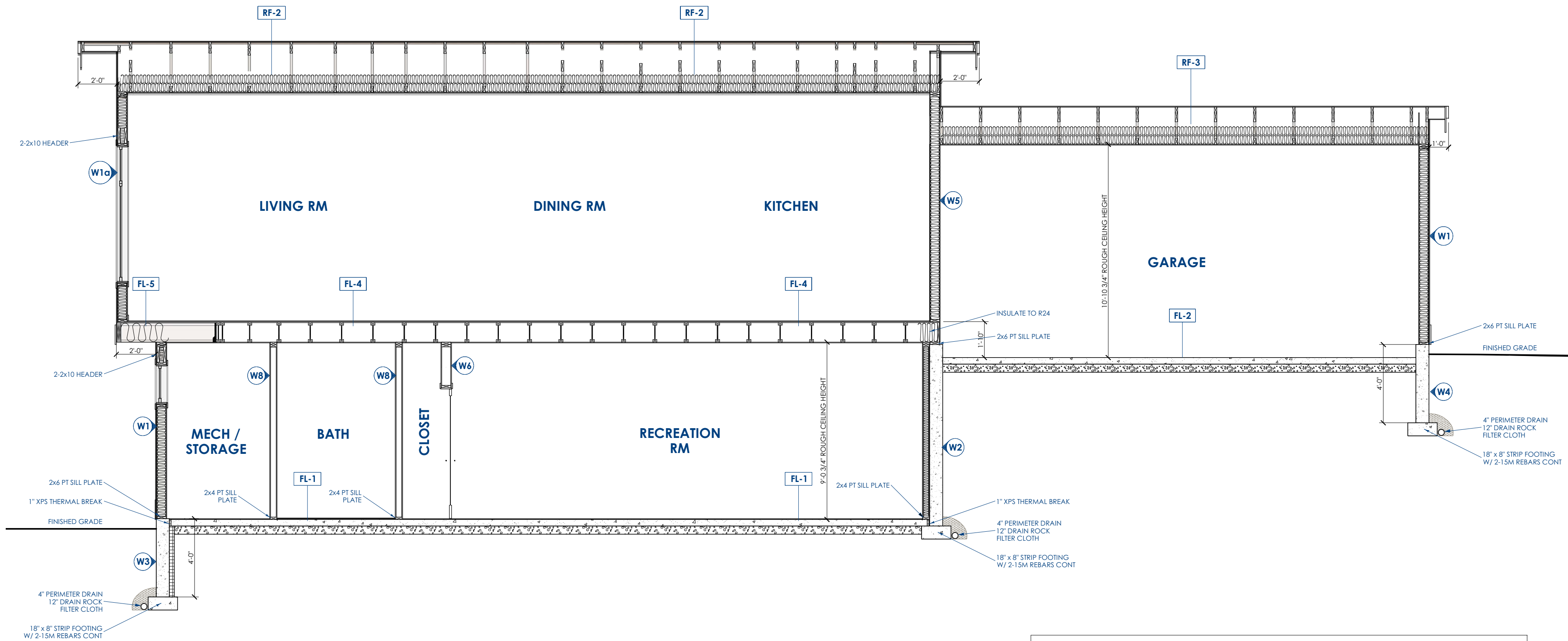
**REVISIONS**

NO.	DATE	DESCRIPTION
1	26-NOV-21	ISSUED FOR PERMIT

**EXTERIOR ELEVATIONS**

**A6**

DRAWN BY: D.MARKEN  
CHECKED BY: D.MARKEN  
PROJECT NUMBER: 20210134  
DATE: 26-NOV-21  
SCALE: AS-NOTED  
PAGE NO: SHEET 6 OF 8



**SECTION A**  
SCALE: 1/4" = 1'-0"

**FOUNDATION NOTES**

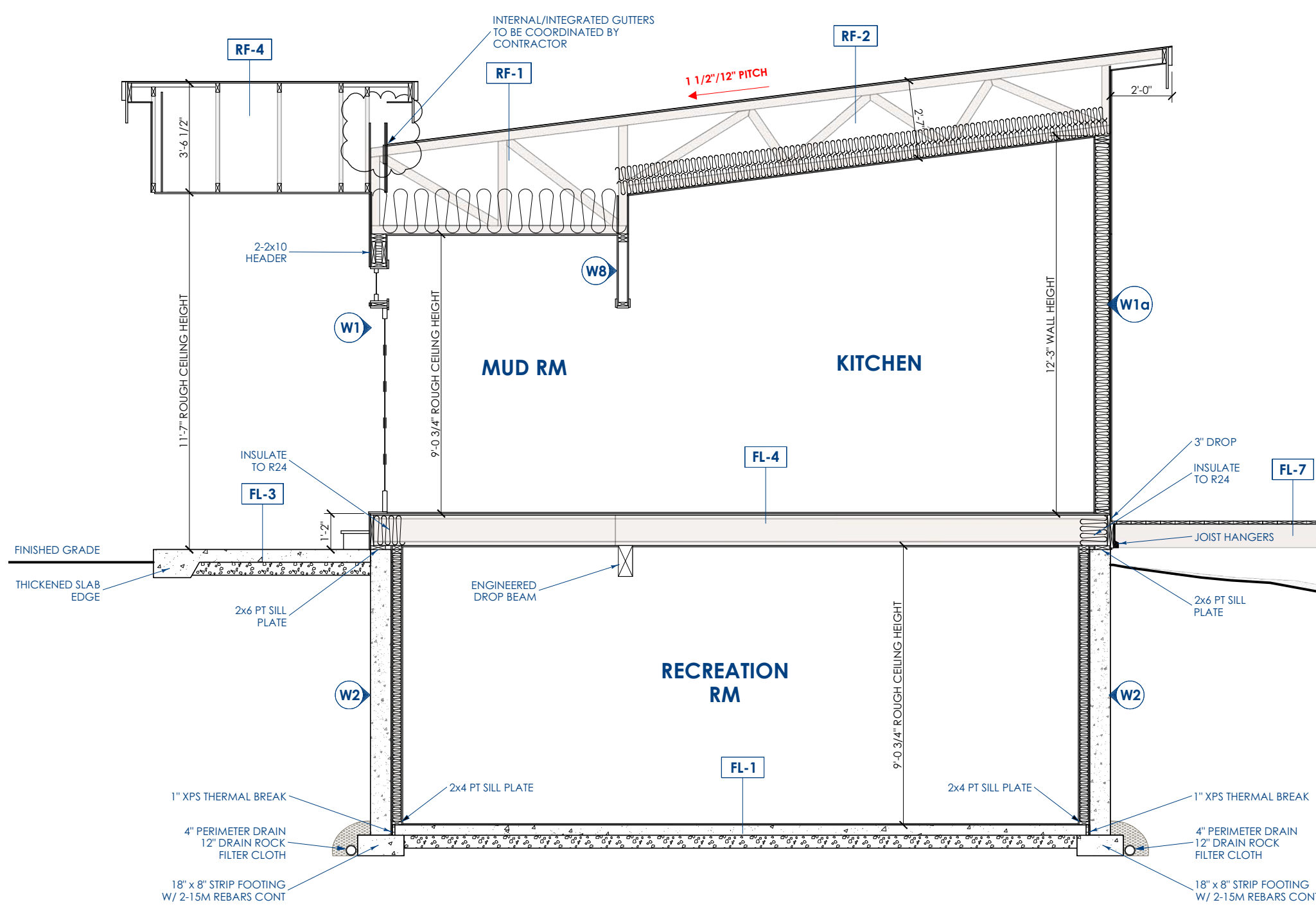
- ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISHED GRADE. ALL FOOTINGS SHALL BE BELOW FROST LINE.
- FOUNDATION WALLS SHALL EXTEND NO LESS THAN 8" ABOVE GRADE.
- BACKFILL SHALL NOT BE PLACED AGAINST THE FOUNDATION WALL UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED 28' DAY STRENGTH AND UNTIL THE STRUCTURAL FLOOR FRAMING IS IN PLACE, INCLUDING SUBFLOOR.
- CONCRETE STRIP FOOTINGS  
18" x 8" CONT CONC FOOTING  
W/ 2-15M REBARS CONT  
(OR AS PER ENGINEER)
- PAD FOOTING AS PER PLAN
- FOUNDATION WALLS  
8" CONCRETE FOUNDATION  
1/2" DIA ANCHOR BOLTS @ 48" O.C.
- FOUNDATION WALLS EXCEEDING 8'-4" TO BE DESIGNED BY A STRUCTURAL ENGINEER (P.ENG)

**WALL NOTES**

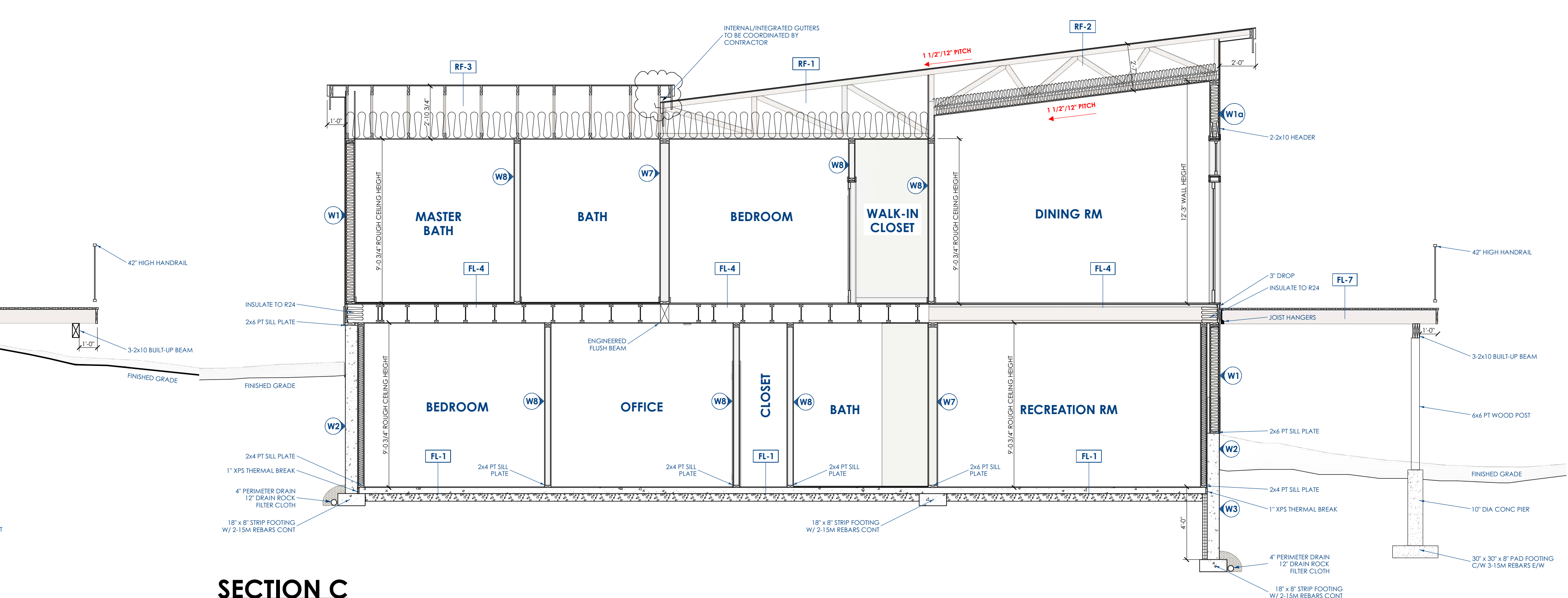
- ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 24" O.C. W/ R24 BATT INSULATION
- ALL INTERIOR WALLS TO BE 2x4 STUDS @ 24" O.C. UNLESS NOTED OTHERWISE
- DIMENSIONS ARE TAKEN FROM THE OUTSIDE FACE OF EXTERIOR SHEATHING TO THE FACE OF INTERIOR STUDS. FACE OF EXTERIOR SHEATHING TO BE FLUSH WITH OUTSIDE FACE OF FOUNDATION WALL.

**ROOF NOTES**

- PROVIDE UNOBSTRUCTED ROOF VENTING AREA EQUIVALENT TO: 1/150 OF INSULATED CEILING AREA (MINIMUM)
- PROVIDE MIN 25% OF VENTING AT TOP OF ROOF
- PROVIDE MIN 25% OF VENTING ON BOTTOM OF ROOF
- PROVIDE FLASHING OVER OPENINGS
- PROVIDE 3" WIDE ICE AND WATER SHIELD ON EACH SIDE OF ALL VALLEYS, RIDGES, EAVES, AND GABLES
- 9.21.4.4.(1).(a) HEIGHT OF CHIMNEY FLUES  
A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 0.9 m (3'-0") ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF
- 9.21.4.4.(1).(b) HEIGHT OF CHIMNEY FLUES  
A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 0.6 m (2'-0") ABOVE THE HIGHEST ROOF SURFACE WITHIN 3 m (9'-10")



**SECTION B**  
SCALE: 1/4" = 1'-0"



**SECTION C**  
SCALE: 1/4" = 1'-0"

**WALL ASSEMBLIES**

- (W1) EXTERIOR WALL ASSEMBLY**  
2x6 WOOD STUDS @ 24" O.C.  
SIDING BY CONTRACTOR  
BUILDING PAPER  
7/16" OSB SHEATHING  
2x6 WOOD STUDS @ 24" O.C.  
R24 BATT INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (W1c) EXTERIOR WALL ASSEMBLY**  
ENGINEERED WOOD WALLS  
EXCEEDING 12'-0"  
SIDING BY CONTRACTOR  
BUILDING PAPER  
7/16" OSB SHEATHING  
2x6 STUDS @ ENG SPACING  
R24 BATT INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (W2) FOUNDATION WALL ASSEMBLY**  
FURRED-OUT 2X4 WALL  
2 COATS DAMPPROOFING  
8" CONCRETE WALL  
REBAR PER ENGINEER  
1/2" AIR GAP  
2X4 WOOD STUDS @ 24" O.C.  
SPRAY FOAM INSULATION  
1/2" GYPSUM WALL BOARD
- (W3) FROST WALL ASSEMBLY**  
8" CONCRETE WALL  
+ 3" XPS INSULATION  
2 COATS DAMPPROOFING  
8" CONCRETE WALL  
REBAR PER ENGINEER  
3" XPS INSULATION
- (W4) GARAGE FROST WALL ASSEMBLY**  
8" CONCRETE WALL  
2 COATS DAMPPROOFING  
8" CONCRETE WALL  
REBAR PER ENGINEER
- (W5) GARAGE TO DWELLING UNIT**  
2x6 @ 24" O.C. (FIRE-RATED)  
5/8" TYPE 'X' GYPSUM WALL BOARD  
BUILDING PAPER  
2x6 WOOD STUDS @ 24" O.C.  
R24 BATT INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (W6) INTERIOR PARTITION WALL**  
2x6 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD  
2x6 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD
- (W7) INTERIOR BEARING WALL**  
2x6 WOOD STUDS @ 16" O.C.  
1/2" GYPSUM WALL BOARD  
2x6 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD
- (W8) INTERIOR PARTITION WALL**  
2x4 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD  
2x4 WOOD STUDS @ 24" O.C.  
1/2" GYPSUM WALL BOARD
- (W9) BRICK VENEER BOTH SIDES**  
2x8 @ 16" O.C.  
BRICK VENEER  
THINSET MORTAR OR ADHESIVE  
CEMENT BOARD SHEATHING  
BUILDING PAPER  
1/2" PLYWOOD SHEATHING  
2x8 @ 16" O.C. CENTERED ON 8" CONC WALL BELOW  
1/2" PLYWOOD SHEATHING  
BUILDING PAPER  
SPRAY FOAM INSULATION  
CEMENT BOARD SHEATHING  
THINSET MORTAR OR ADHESIVE  
BRICK VENEER

**FLOOR ASSEMBLIES**

- (FL-1) BSMT FLOOR ASSEMBLY**  
4" CONCRETE SLAB  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
6 MIL POLY VAPOUR BARRIER  
5" COMP WASHED BIRDEYE GRAVEL
- (FL-2) GARAGE FLOOR ASSEMBLY**  
4" CONCRETE SLAB  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
6 MIL POLY VAPOUR BARRIER  
5" COMP WASHED BIRDEYE GRAVEL
- (FL-3) PATIO ASSEMBLY**  
4" CONCRETE SLAB  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
5" COMP GRAVEL
- (FL-4) INTERIOR FLOOR ASSEMBLY**  
ENG TJI FLOOR JOISTS  
FLOORING BY OWNER  
FLOORING UNDERLAY  
3/4" T&G OSB SHEATHING  
11 7/8" TJI JOISTS @ ENG SPACING  
1/2" GYPSUM WALL BOARD
- (FL-5) INTERIOR FLOOR ASSEMBLY**  
OVER UNHEATED AREA  
ENG TJI FLOOR JOISTS  
FLOORING BY OWNER  
FLOORING UNDERLAY  
3/4" T&G OSB SHEATHING  
11 7/8" TJI JOISTS @ ENG SPACING  
SPRAY FOAM INSULATION  
ALUM SOFFIT
- (FL-6) BALCONY ASSEMBLY**  
2X10 JOISTS @ 16" O.C.  
DECK MEMBRANE SLOPED TO DRAIN  
3/4" PLYWOOD SUBFLOOR  
2X10 JOISTS @ 16" O.C.  
SPRAY FOAM INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (FL-7) DECK ASSEMBLY**  
2X10 JOISTS @ 16" O.C. (PRESSURE TREATED)  
5/4" PT DECKING  
2X10 PT JOISTS @ 16" O.C.

**ROOF ASSEMBLIES**

- (RF-1) SLOPED ROOF / FLAT CEILING ASSEMBLY**  
MANUF. ROOF TRUSSES  
FIBREGLASS SHINGLES  
ROOFING MEMBRANE  
7/16" OSB SHEATHING  
ENG ROOF TRUSSES  
R50 BLOW-IN INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (RF-2) SLOPED ROOF / VAULTED CEILING ASSEMBLY**  
MANUF. ROOF TRUSSES  
FIBREGLASS SHINGLES  
ROOFING MEMBRANE  
7/16" OSB SHEATHING  
VAULTED ENG ROOF TRUSSES  
2 - R24 BATT INSULATION (R48)  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (RF-3) FLAT ROOF ASSEMBLY**  
MANUF. ROOF TRUSSES  
TORCH-ON ROOFING MEMBRANE  
(SLOPED TO DRAINS)  
3/4" PLYWOOD SHEATHING  
ENG FLAT ROOF TRUSSES  
2 - R24 BATT INSULATION (R48)  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD
- (RF-4) FLAT ROOF ASSEMBLY**  
OVER ENTRANCES  
MANUF. ROOF TRUSSES  
TORCH-ON ROOFING MEMBRANE  
(SLOPED TO DRAINS)  
3/4" PLYWOOD SHEATHING  
ENG FLAT ROOF TRUSSES  
ALUM SOFFIT



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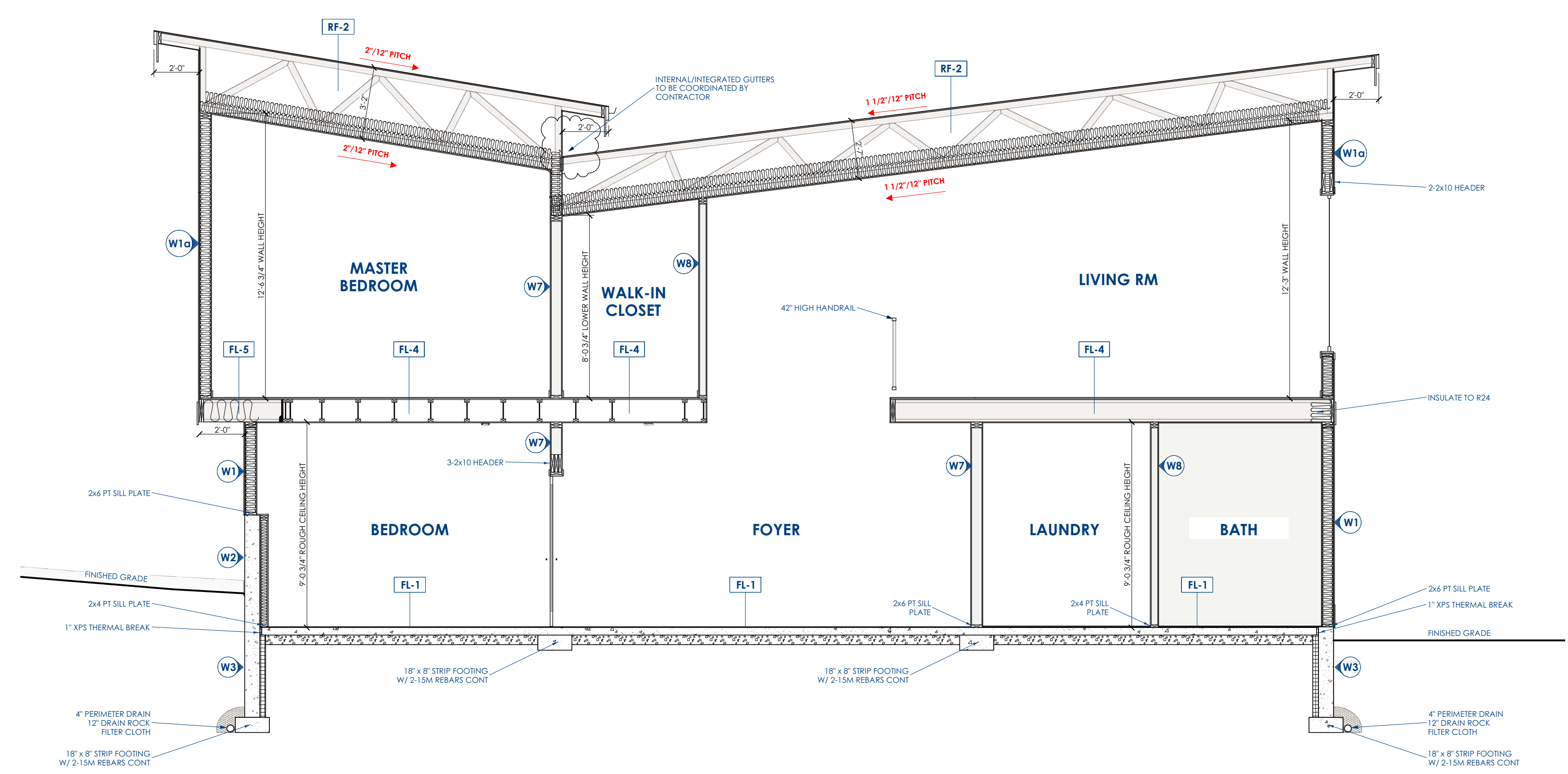
**CLIENT INFORMATION:**  
K&C'S CONSTRUCTION & RENOVATIONS LTD  
PROJECT INFORMATION:  
ADDRESS: LOT F COPPERVIEW DR, BLIND BAY, BC V0E 1H2  
LEGAL: L.F. SEC 7 TP 22 R 10 W6M KAMLOOPS DIVISION  
YALE DISTRICT P.L.E.PP48154  
PID: 029-603-102

**REVISIONS**

NO.	DATE	DESCRIPTION
1	26-NOV-21	ISSUED FOR PERMIT

**BUILDING SECTIONS**  
A7

**DRAWN BY:** D. MARKEN  
**CHECKED BY:** D. MARKEN  
**PROJECT NUMBER:** 20210134  
**DATE:** 26-NOV-21  
**SCALE:** AS-NOTED  
**PAGE NO.:** SHEET 7 OF 8



**SECTION D**  
SCALE: 1/4" = 1'-0"

**FOUNDATION NOTES**

- ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISHED GRADE. ALL FOOTINGS SHALL BE BELOW FROST LINE.
- FOUNDATION WALLS SHALL EXTEND NO LESS THAN 8" ABOVE GRADE.
- BACKFILL SHALL NOT BE PLACED AGAINST THE FOUNDATION WALL UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED 28" DAY STRENGTH AND UNTIL THE STRUCTURAL FLOOR FRAMING IS IN PLACE, INCLUDING SUBFLOOR.
- **CONCRETE STRIP FOOTINGS**  
18" x 8" CONC STRIP FOOTING  
W/ 2-15M REBARS CONT  
(OR AS PER ENGINEER)
- **PAD FOOTING AS PER PLAN**
- **FOUNDATION WALLS**  
8" CONCRETE FOUNDATION  
1/2" DIA ANCHOR BOLTS @ 48" O.C.
- **FOUNDATION WALLS EXCEEDING 8'-4" TO BE DESIGNED BY A STRUCTURAL ENGINEER (P.ENG)**

**WALL NOTES**

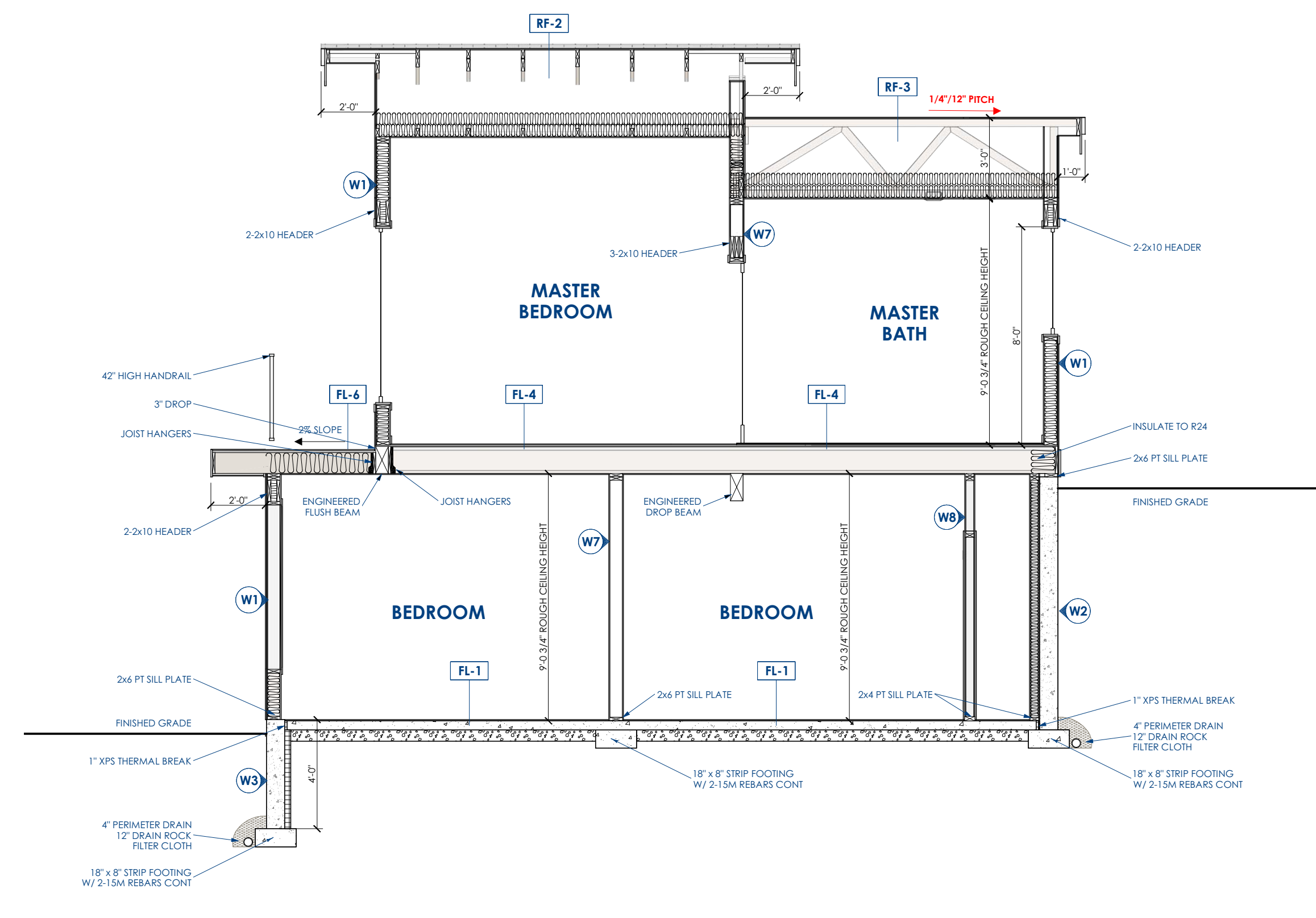
- ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 24" O.C. W/ R24 BATT INSULATION
- ALL INTERIOR WALLS TO BE 2x4 STUDS @ 24" O.C. UNLESS NOTED OTHERWISE
- DIMENSIONS ARE TAKEN FROM THE OUTSIDE FACE OF EXTERIOR SHEATHING TO THE FACE OF INTERIOR STUDS. FACE OF EXTERIOR SHEATHING TO BE FLUSH WITH OUTSIDE FACE OF FOUNDATION WALL.

**ROOF NOTES**

- PROVIDE UNOBSTRUCTED ROOF VENTING AREA EQUIVALENT TO: 1/150 OF INSULATED CEILING AREA (MINIMUM)
- PROVIDE MIN 25% OF VENTING AT TOP OF ROOF
- PROVIDE MIN 25% OF VENTING ON BOTTOM OF ROOF
- PROVIDE FLASHING OVER OPENINGS
- PROVIDE 3' WIDE ICE AND WATER SHIELD ON EACH SIDE OF ALL VALLEYS, RIDGES, EAVES, AND GABLES
- 9.21.4.4.(1).(a) HEIGHT OF CHIMNEY FLUES  
A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 0.9 m (3'-0") ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF
- 9.21.4.4.(1).(b) HEIGHT OF CHIMNEY FLUES  
A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 0.6 m (2'-0") ABOVE THE HIGHEST ROOF SURFACE WITHIN 3 m (9'-10")

**ENERGY CALCULATIONS - ZONE 5 (3000 - 3999 DEGREE DAYS)**  
**BLIND BAY, BC**

(RF-1) SLOPED ROOF / FLAT CEILING ENG. TRUSSES @ 24" O.C.	(RF-2) SLOPED ROOF / VAULTED CEILING ENG. TRUSSES @ 24" O.C.	(RF-3) FLAT ROOF ASSEMBLY ENG. TRUSSES @ 24" O.C.	(FL-5) MAIN FLOOR ASSEMBLY - FLOOR OVER UNHEATED AREA	(FL-6) BALCONY ASSEMBLY - 2X10 JOISTS @ 16" O.C.																																																																																																																				
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**SECTION E**  
SCALE: 1/4" = 1'-0"

**FLOOR ASSEMBLIES**

**(FL-1) BSMT FLOOR ASSEMBLY**  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
6 MIL POLY VAPOUR BARRIER  
5" COMP WASHED BIRDEYE GRAVEL

**(FL-2) GARAGE FLOOR ASSEMBLY**  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
6 MIL POLY VAPOUR BARRIER  
5" COMP WASHED BIRDEYE GRAVEL

**(FL-3) PATIO ASSEMBLY**  
4" CONCRETE SLAB  
W/ 10M REBAR @ 24" E/W  
5" COMP GRAVEL

**(FL-4) INTERIOR FLOOR ASSEMBLY**  
ENG TJI FLOOR JOISTS  
FLOORING BY OWNER  
FLOORING UNDERLAY  
3/4" T&G OSB SHEATHING  
11 7/8" TJI JOISTS @ ENG SPACING  
1/2" GYPSUM WALL BOARD

**(FL-5) INTERIOR FLOOR ASSEMBLY**  
OVER UNHEATED AREA  
ENG TJI FLOOR JOISTS  
FLOORING BY OWNER  
FLOORING UNDERLAY  
3/4" T&G OSB SHEATHING  
11 7/8" TJI JOISTS @ ENG SPACING  
SPRAY FOAM INSULATION  
ALUM SOFFIT

**(FL-6) BALCONY ASSEMBLY**  
2X10 JOISTS @ 16" O.C.  
DECK MEMBRANE SLOPED TO DRAIN  
3/4" PLYWOOD SUBFLOOR  
2X10 JOISTS @ 16" O.C.  
SPRAY FOAM INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD

**(FL-7) DECK ASSEMBLY**  
2X10 JOISTS @ 16" O.C. (PRESSURE TREATED)  
5/4" PT DECKING  
2X10 PT JOISTS @ 16" O.C.

**ROOF ASSEMBLIES**

**(RF-1) SLOPED ROOF / FLAT CEILING ASSEMBLY**  
MANUF. ROOF TRUSSES  
FIBREGLASS SHINGLES  
ROOFING MEMBRANE  
7/16" OSB SHEATHING  
ENG ROOF TRUSSES  
R50 BLOWN-IN INSULATION  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD

**(RF-2) SLOPED ROOF / VAULTED CEILING ASSEMBLY**  
MANUF. ROOF TRUSSES  
FIBREGLASS SHINGLES  
ROOFING MEMBRANE  
7/16" OSB SHEATHING  
VAULTED ENG ROOF TRUSSES  
2 - R24 BATT INSULATION (R48)  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD

**(RF-3) FLAT ROOF ASSEMBLY**  
MANUF. ROOF TRUSSES  
TORCH-ON ROOFING MEMBRANE  
(SLOPED TO DRAINS)  
3/4" PLYWOOD SHEATHING  
ENG FLAT ROOF TRUSSES  
2 - R24 BATT INSULATION (R48)  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD

**(RF-4) FLAT ROOF ASSEMBLY**  
OVER ENTRANCES  
MANUF. ROOF TRUSSES  
TORCH-ON ROOFING MEMBRANE  
(SLOPED TO DRAINS)  
3/4" PLYWOOD SHEATHING  
ENG FLAT ROOF TRUSSES  
ALUM SOFFIT

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Verify all dimensions and notations prior to commencement of work and report any errors or omissions to the Designer.

**All as-built measurements are +/- and must be verified by general contractor on-site.**

**LOT F - COPPERVIEW DR - NEW CONSTRUCTION**

**PROJECT INFORMATION:**  
ADDRESS: LOT F COPPERVIEW DR, BLIND BAY, BC V0E 1H2  
LEGAL: L.F. SEC 7/P.22 R.10 W6/W KAMLOOPS DIVISION  
YALE DISTRICT/PL EPP48154  
PID: 029-603-102

**CLIENT INFORMATION:**  
K&C'S CONSTRUCTION & RENOVATIONS LTD

REVISIONS  
NO. DATE  
1 26-NOV-21  
ISSUED FOR PERMIT

**A8**

**BUILDING SECTION**

DRAWN BY: D. MARKEN  
CHECKED BY: D. MARKEN  
PROJECT NUMBER: 20210134  
DATE: 26-NOV-21  
SCALE: AS-NOTED  
PAGE NO.: SHEET 8 OF 8