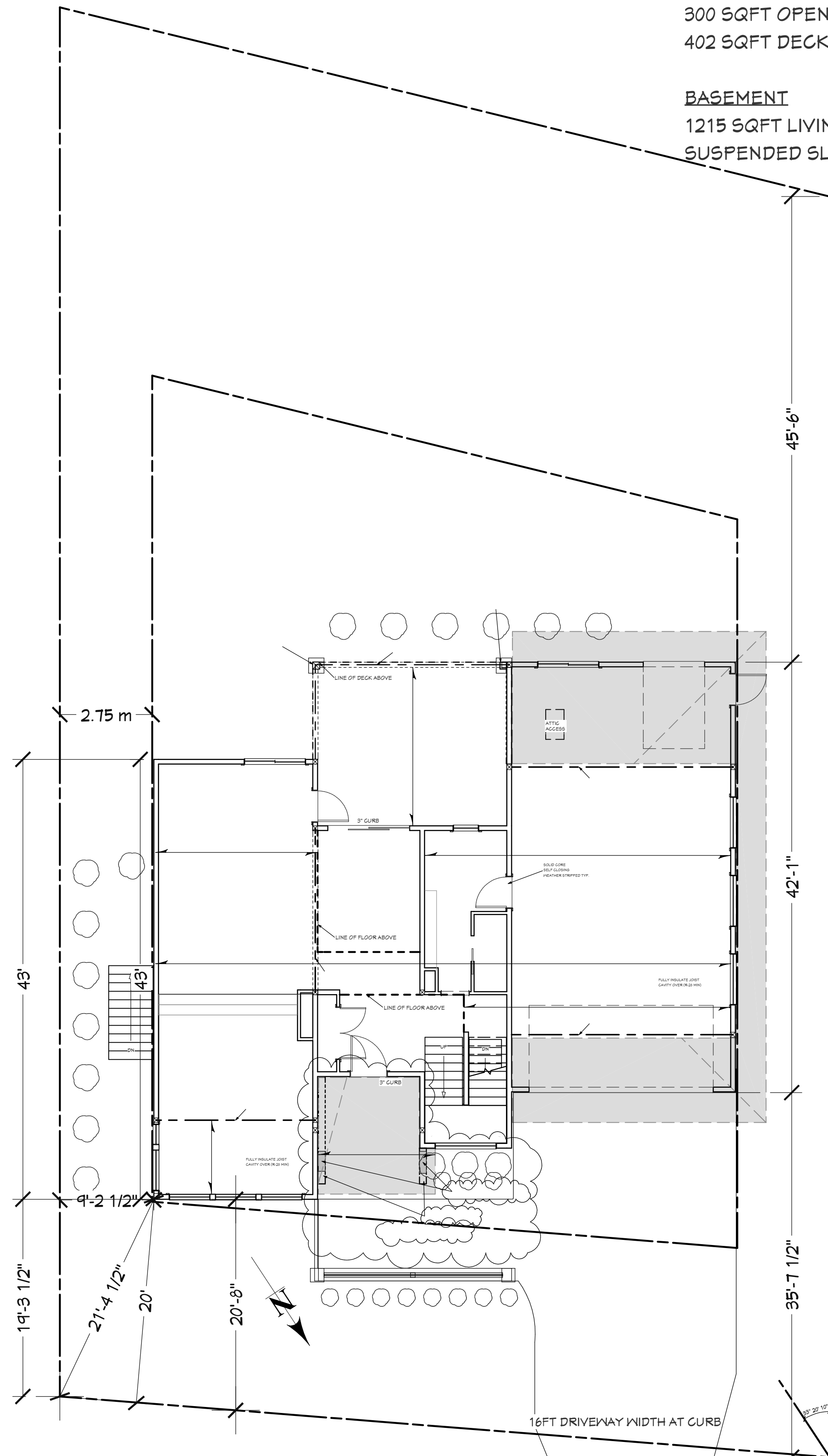


LEGAL DESCRIPTION
 L 29 PL KAP86125 SEC 34 TP 20
 R 20 W6M
 304 HOLLOWAY DRIVE
 TOBIANO B.C.
LOT SIZE
 911.27m² (98008.83 sqft)
HOUSE FOOTPRINT
 218.88 m² (2356 sqft)
LOT COVERAGE - 24%

BUILDING SETBACKS
 SIDES - 2.75 M
 FRONT - 6M
 REAR - 10M
MAIN FLOOR
 1215 SQFT W/ STAIRS
 710 SQFT GARAGE

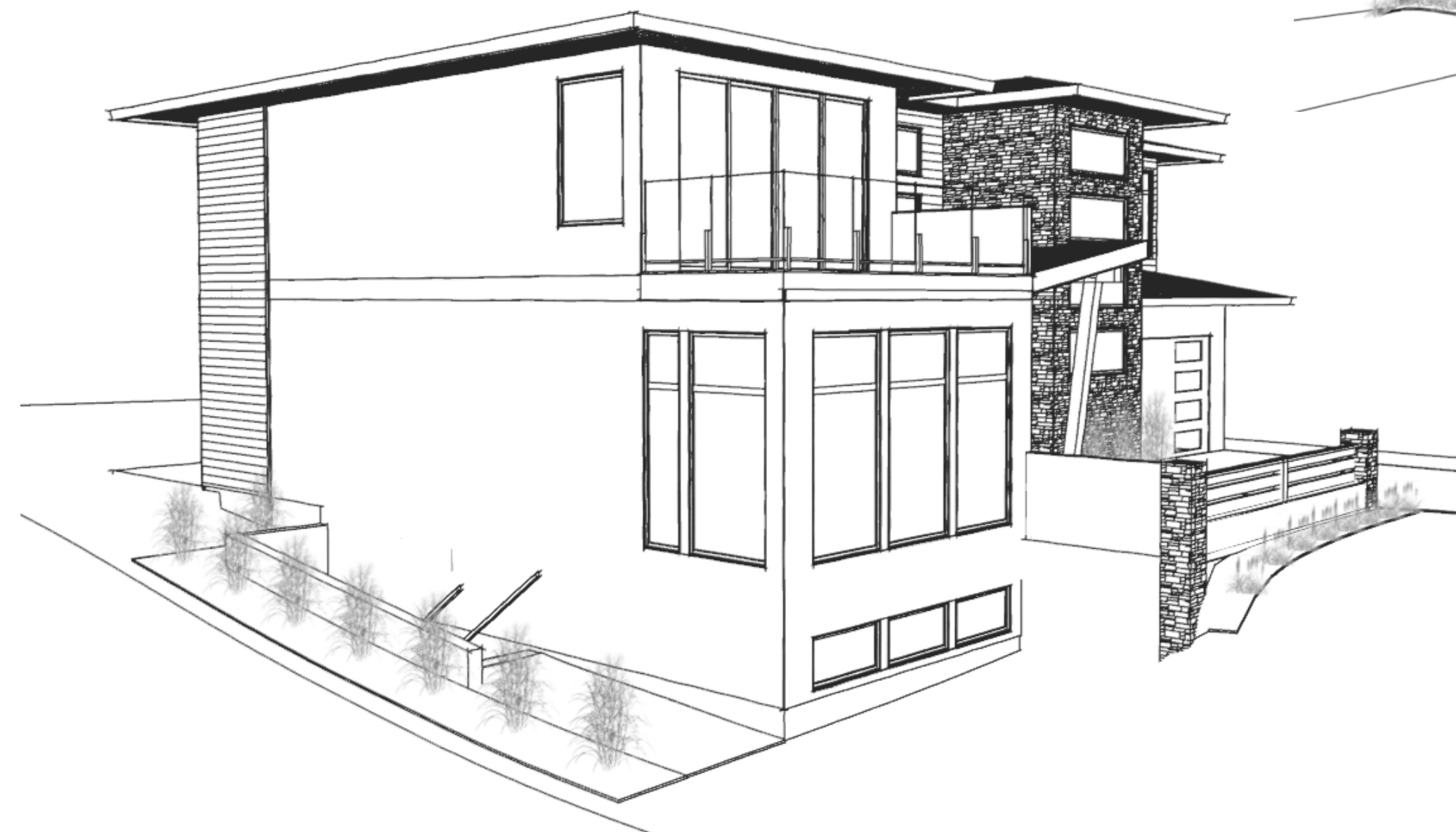
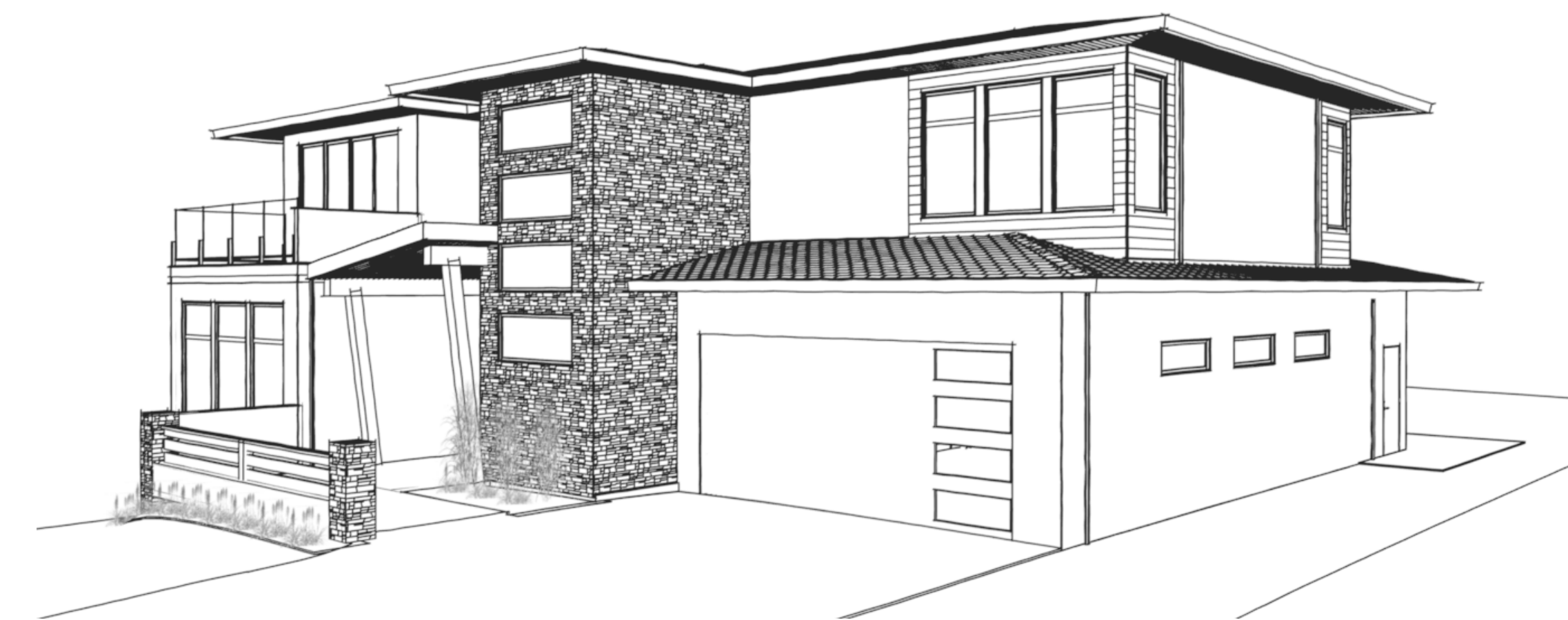
SECOND FLOOR
 1370 SQFT LIVING
 300 SQFT OPEN BELOW
 402 SQFT DECKS

BASEMENT
 1215 SQFT LIVING + 710 SQFT
 SUSPENDED SLAB



PLOT PLAN
 SCALE: 1/8" = 1' - 0"

PROPERTY LINES ARE FOR REFERENCE ONLY
 AND SHOULD BE LAID OUT BY A SURVEYOR



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 TOBIANO B.C.**

DRAWN BY
 SB

ALL WINDOW & DOOR SIZES
 ARE INCH INCH
 3048 = 30" X 48"

ISSUED FOR:

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- JUNE 26 18 OWNER APPROVAL v2
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- JULY 24 18 FOR PERMIT
- JULY 26 18 FOR PERMIT v2
- SEPT 5 18 FOR CONSTRUCTION

3D'S

- P-1 3D'S
- P-2 FOUNDATION PLAN
- P-3 MAIN FLOOR PLAN
- P-4 SECOND FLOOR PLAN
- P-5 FRONT & REAR ELEVATIONS
- P-6 RIGHT & LEFT ELEVATIONS
- P-7 SECTIONS
- P-8 SECTIONS
- P-9 ROOF PLAN

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

P-1



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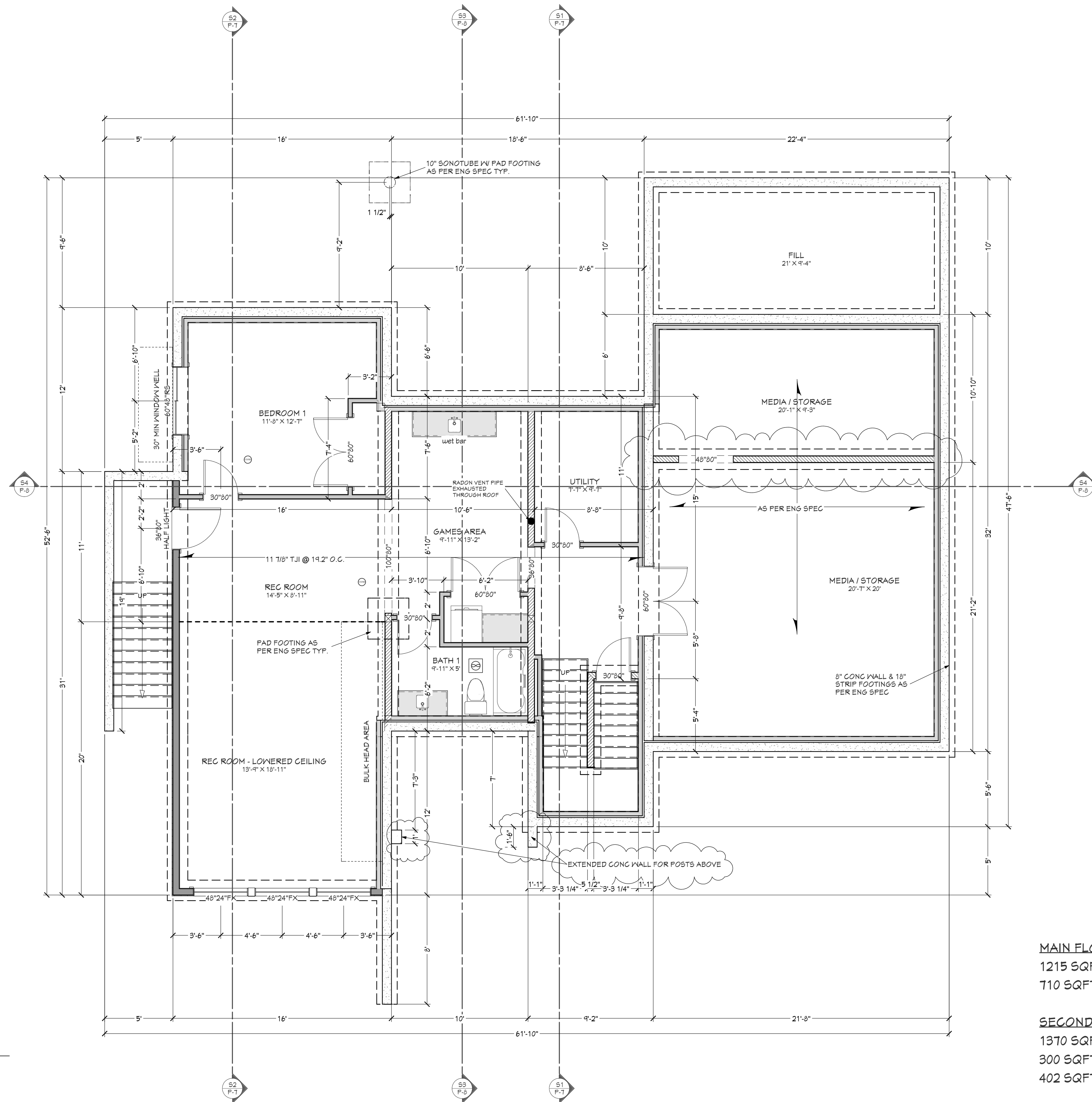
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**FOUNDATION
PLAN**

P-1	3D'S
P-2	FOUNDATION PLAN
P-3	MAIN FLOOR PLAN
P-4	SECOND FLOOR PLAN
P-5	FRONT & REAR ELEVATIONS
P-6	RIGHT & LEFT ELEVATIONS
P-7	SECTIONS
P-8	SECTIONS
P-9	ROOF PLAN

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



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

MAIN FLOOR
1215 SQFT W/ STAIRS
710 SQFT GARAGE

SECOND FLOOR
1370 SQFT LIVING
300 SQFT OPEN BELOW
402 SQFT DECKS

BASEMENT
1215 SQFT LIVING + 710 SQFT
SUSPENDED SLAB



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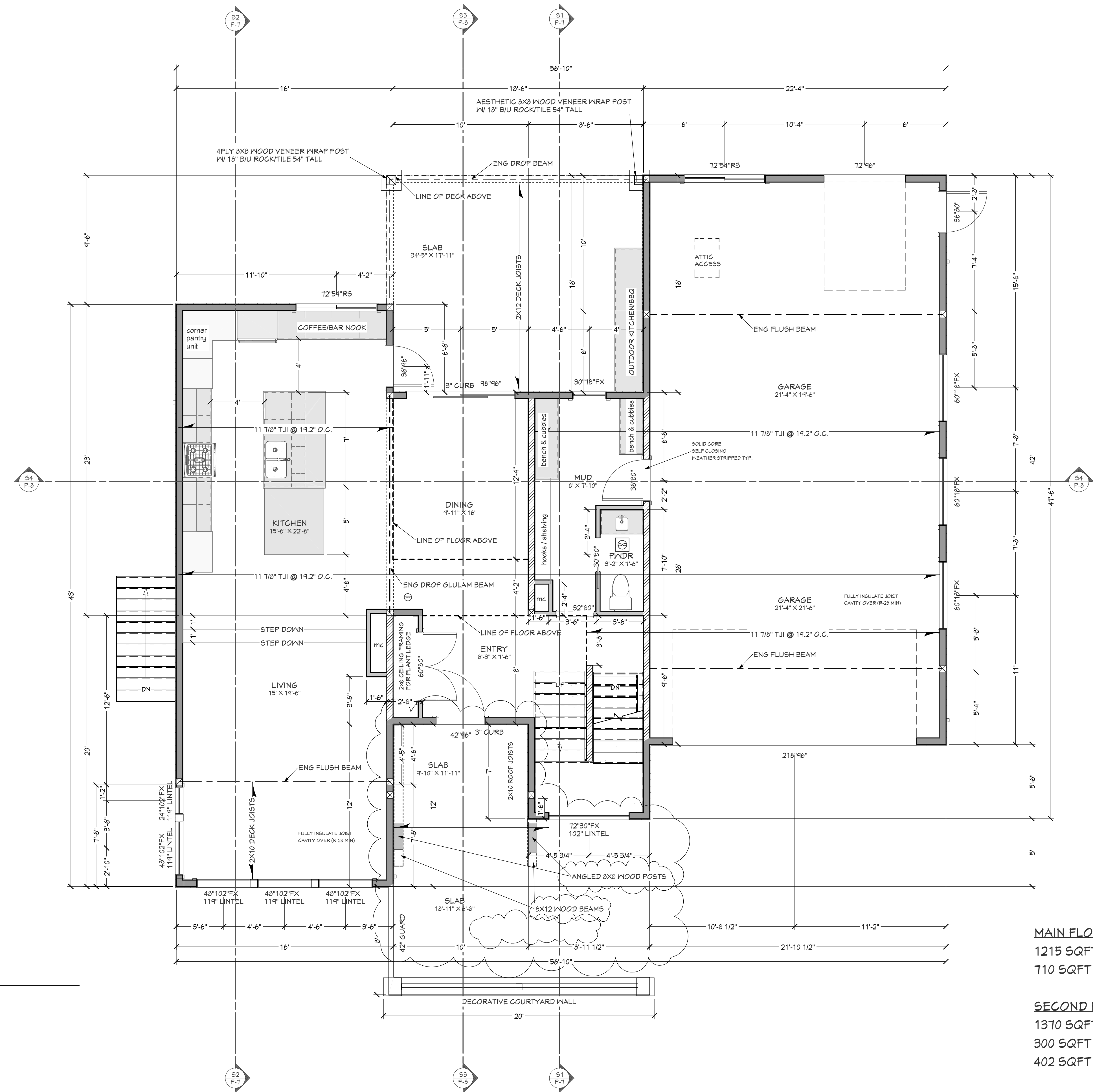
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**MAIN FLOOR
PLAN**

P-1	3D'S
P-2	FOUNDATION PLAN
P-3	MAIN FLOOR PLAN
P-4	SECOND FLOOR PLAN
P-5	FRONT & REAR ELEVATIONS
P-6	RIGHT & LEFT ELEVATIONS
P-7	SECTIONS
P-8	SECTIONS
P-9	ROOF PLAN

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



MAIN FLOOR PLAN

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

MAIN FLOOR
1215 SQFT W/ STAIRS
710 SQFT GARAGE

SECOND FLOOR
1370 SQFT LIVING
300 SQFT OPEN BELOW
402 SQFT DECKS

BASEMENT
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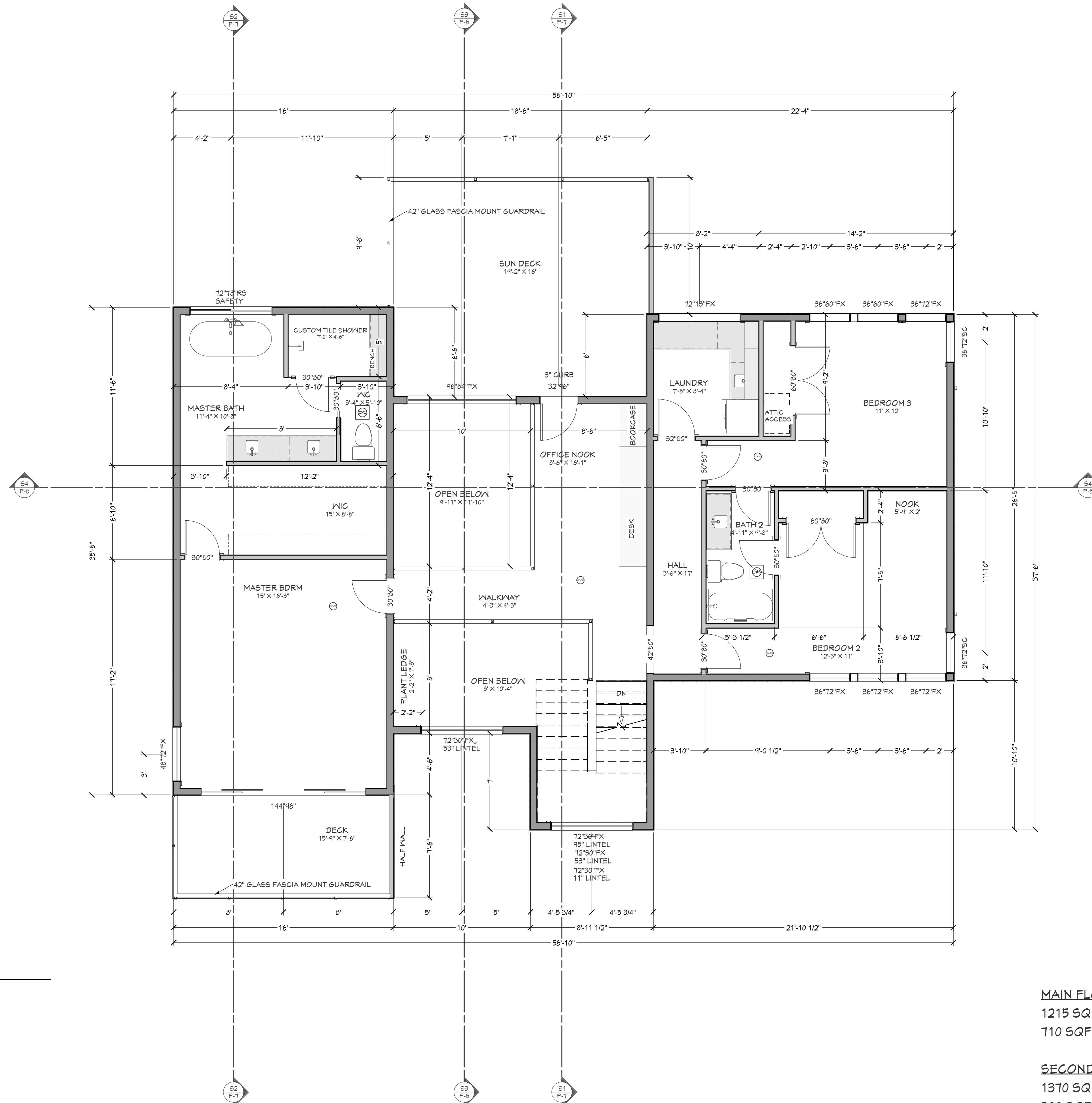
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**SECOND FLOOR
PLAN**

P-1	3D'S
P-2	FOUNDATION PLAN
P-3	MAIN FLOOR PLAN
P-4	SECOND FLOOR PLAN
P-5	FRONT & REAR ELEVATIONS
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P-8	SECTIONS
P-9	ROOF PLAN

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



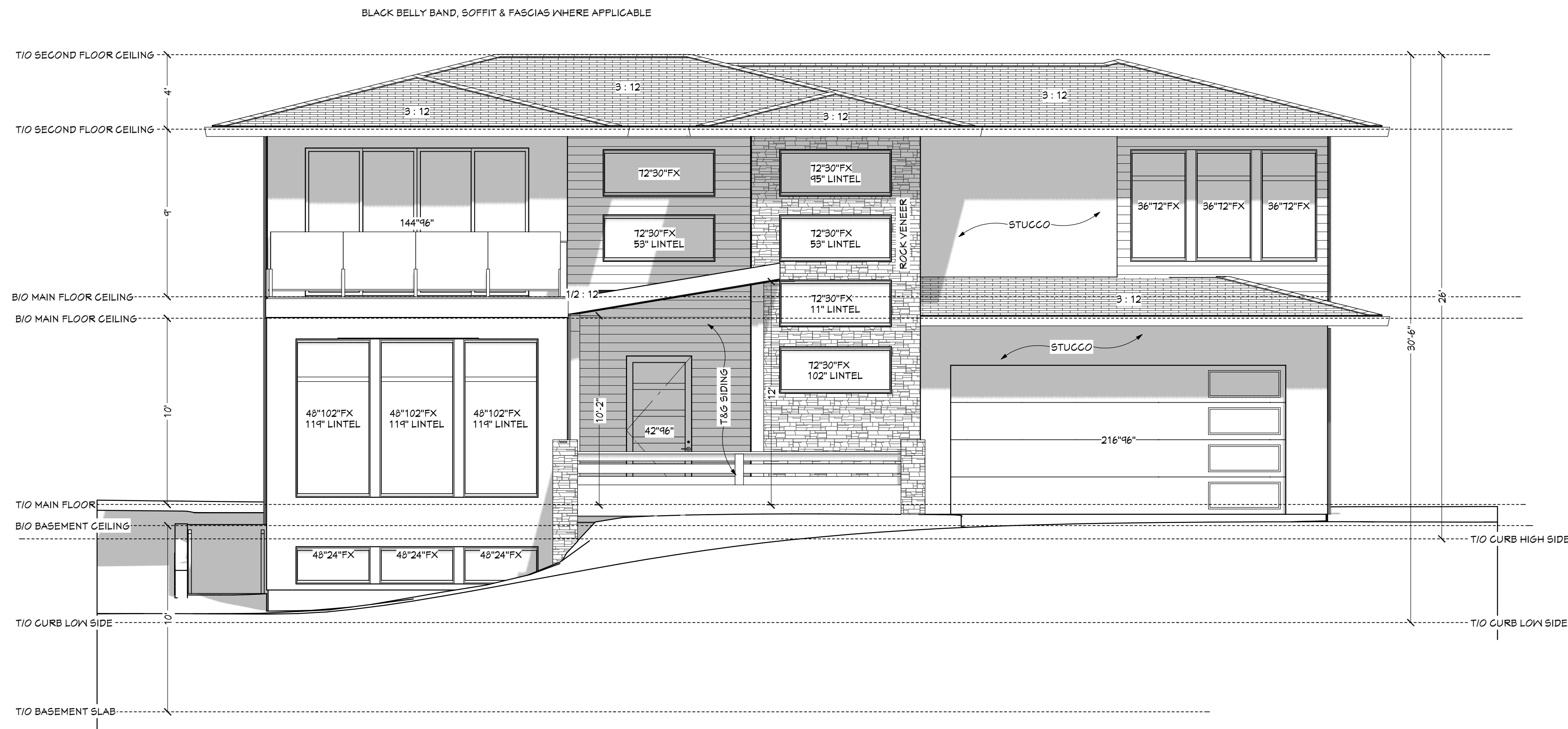
SECOND FLOOR PLAN

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

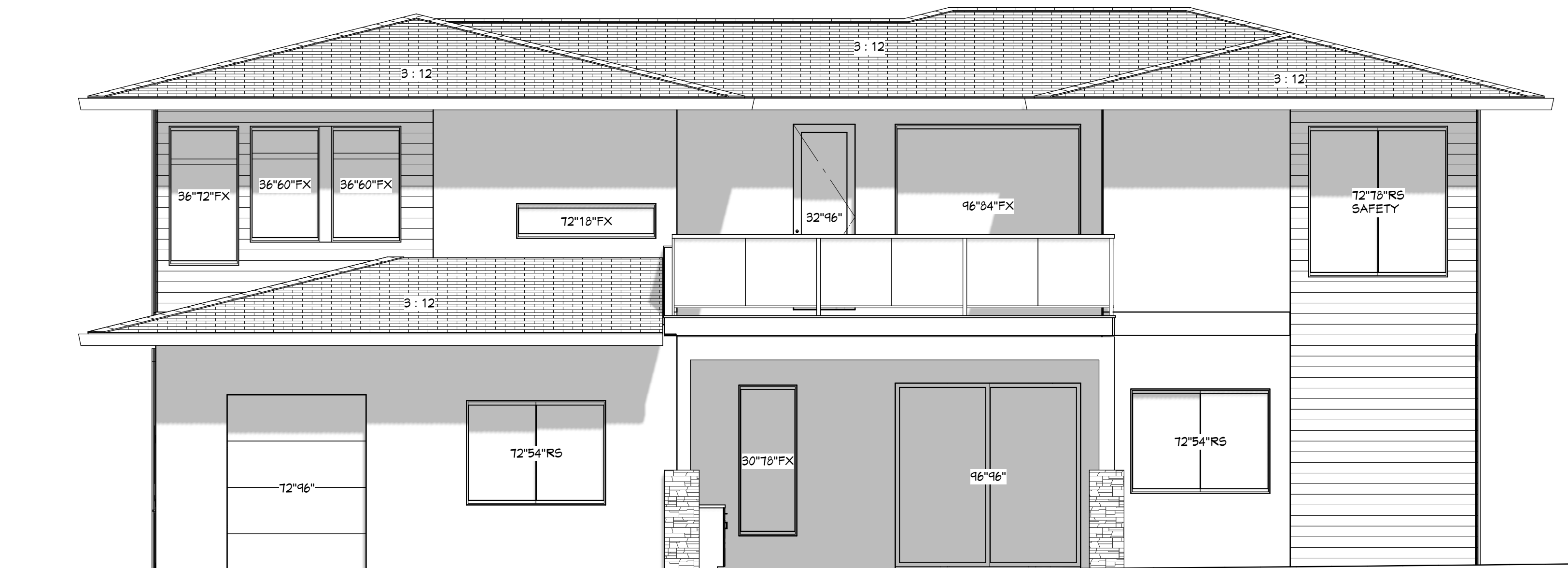
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402 SQFT DECKS

BASEMENT
1215 SQFT LIVING + 710 SQFT
SUSPENDED SLAB



EXTERIOR ELEVATION FRONT
SCALE: 1/4" = 1' - 0"



EXTERIOR ELEVATION REAR
SCALE: 1/4" = 1' - 0"

GENERAL NOTES

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1. THESE PLANS ARE COPYRIGHTED AND ALL RIGHTS ARE RESERVED. ALL DRAWINGS AND IDEAS DEPICTED ON THESE PLANS ARE THE EXCLUSIVE PROPERTY OF BULMAN DESIGNS. THE USE OF OR REPRODUCTION OF THESE PLANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED BY LAW WITHOUT PRIOR WRITTEN NOTICE FROM SEAN BULMAN.
2. THE CLIENT(S) NOTED IN THESE PLANS ARE GRANTED PERMISSION TO BUILD ONLY ONE (1) BUILDING FROM THE PURCHASE OF THESE PLANS AT THE ADDRESS LABELED

GENERAL

1. BULMAN DESIGNS HAS MADE EVERY EFFORT TO ENSURE THESE PLANS ARE COMPLETE AND ACCURATE BUT DUE TO POSSIBLE HUMAN ERROR, BULMAN DESIGNS 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 STARTING CONSTRUCTION.
2. PLEASE INFORM BULMAN DESIGNS AS SOON AS POSSIBLE IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS
3. THE CONTRACTOR IS RESPONSIBLE FOR CORRECT PLACEMENT OF THE BUILDING ON THE SITE WHICH WILL BE DETERMINED BY THEIR INTENDED SURVEYOR
4. THESE PLANS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE CURRENT VERSION OF THE 2012 BCBC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL CODES AND BY-LAWS ARE MET.
5. GRADE SHOWN ON THESE PLANS IS ASSUMED AND IS THE RESPONSIBILITY OF THE CONTRACTOR OR HOME OWNER TO ENSURE ALL GRADES SLOPE AWAY FROM THE BUILDING AND TO MAKE ANY NECESSARY ADJUSTMENTS ON SITE.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR HOME OWNER TO PROVIDE ANY ENGINEERING REQUIRED.
7. WRITTEN DIMENSIONS SHOULD ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ENGINEERING

1. ALL TRUSSES, PARALAM BEAMS, AND HANGERS ARE TO BE VERIFIED AND CERTIFIED BY A REGISTERED STRUCTURAL ENGINEER.
2. TRUSSES LAYOUT SHALL BE CONFIRMED BY MANUFACTURER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
3. ALL ENGINEERED DRAWINGS TO TAKE PRECEDENCE OVER SIZING AND LOCATION OF FOUNDATIONS AND OTHER ENGINEERED ELEMENTS SHOWN ON THESE PLANS

FOOTINGS & FOUNDATION

1. ALL CONCRETE TO BE A MINIMUM COMPREHENSIVE STRENGTH OF 2400 PSI 32 MPA CORROSIVE RES. AT 28 DAYS UNLESS NOTED OTHERWISE
2. CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOIL AT AN ELEVATION BELOW FROST PENETRATION - 48" MIN
3. FOOTINGS SHOWN ON THIS DRAWING HAVE BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF 2000 PSF
4. ALL FOUNDATION WALL ARE TO HAVE ONE HORIZONTAL 10M R-BAR CENTERED 4" FROM THE TOP CORNER REINFORCING BARS TO BE LAPPED MIN 24"
5. ALL STRIP FOOTING ARE TO HAVE CONTINUOUS 10M R-BARS
6. 10M R-BARS AT 6" O.C. EACH WAY ARE RECOMMENDED IN ALL PAD FOOTINGS

WOOD FRAME CONSTRUCTION

1. FRAMING METHODS AND PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE BCBC 2012 EDITION.
2. ALL FRAMING LUMBER TO BE NO.2 OR BETTER DOUGLAS FIR OR SPRUCE SPF. THE DESIGN AND STRUCTURAL MEMBERS HAS BEEN BASED ON THE SPAN TABLES FOR WOOD RAFTERS JOISTS AND BEAMS AS SHOWN IN PART 9 OF THE BCBC
3. ALL LOAD BEARING LINTELS TO BE 2-2X10 UNLESS OTHERWISE NOTED
4. ALL LOAD BEARING BEAMS SHALL HAVE NOT LESS THAN 3 1/2" OF EVEN AND LEVEL BEARING AT SUPPORTS
5. ALL JOISTS SHALL HAVE A MINIMUM OF 1 1/2" BEARING AT SUPPORTS
6. ALL CONCRETE AND WOOD CONTACTS SHALL BE DAMPROOFED WITH AN APPROVED SILL GASKET OR 6 MIL POLY
7. EXPOSED LUMBER SHALL BE PRESSURE TREATED OR OTHERWISE PROTECTED WITH AN APPROVED PRESERVATIVE
8. ALL PLYWOOD SUBFLOORS ARE TO BE GLUED AND SCREWED TO THE FLOOR JOISTS
9. FLOOR AND ROOF JOIST SPANS OF MORE THAN 6' 10" SHALL BE BRIDGED AT MIDSPAN OR AT 6' 10" O.C. MAX WITH 2X2 CROSS BRIDGING OR SOLID BLOCKING 1X3 STRAPPING @ 6' 10" O.C. MAX OR GYPSUM BOARD TO UNDERSIDE OF JOISTS.

GUARDRAILS

1. GLAZED GUARDRAILS MUST BE SAFETY GLASS CANIGSSB-12.1-M AND PROVIDE ENGINEERED SHOP DRAWINGS ON SITE
2. EXTERIOR GUARDRAILS TO BE MINIMUM 42" FROM FINISHED FLOOR SURFACE
3. INTERIOR GUARDRAILS TO BE MINIMUM 36" FROM FINISHED FLOOR SURFACE
4. HANDRAIL HEIGHT TO BE INSTALLED 34" TO 38"
5. ALL GUARDS SHALL CONFORM TO BCBC 9.8.8.

VENTILATION

1. SUPPLY AIR FURNACE FAN TO RUN CONTINUOUSLY AND PROVIDE SUPPLY-AIR TO ALL BEDROOMS AND FLOOR LEVELS AS PER BCBC 9.32
2. EXHAUST FAN - ONE BATHROOM FAN TO RUN CONTINUOUSLY AT MINIMUM AIRFLOW RATE AS PER BCBC 9.32

FLASHING

1. 2" MINIMUM GLADDING CLEARANCE AND FLASHING BETWEEN ALL ROOF AND WALL CONNECTIONS
2. PROVIDE FLASHING AND CAULKING AS PER 9.26 & 9.27



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**FRONT & REAR
ELEVATIONS**

P-1	3D'S
P-2	FOUNDATION PLAN
P-3	MAIN FLOOR PLAN
P-4	SECOND FLOOR PLAN
P-5	FRONT & REAR ELEVATIONS
P-6	RIGHT & LEFT ELEVATIONS
P-7	SECTIONS
P-8	SECTIONS
P-9	ROOF PLAN

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



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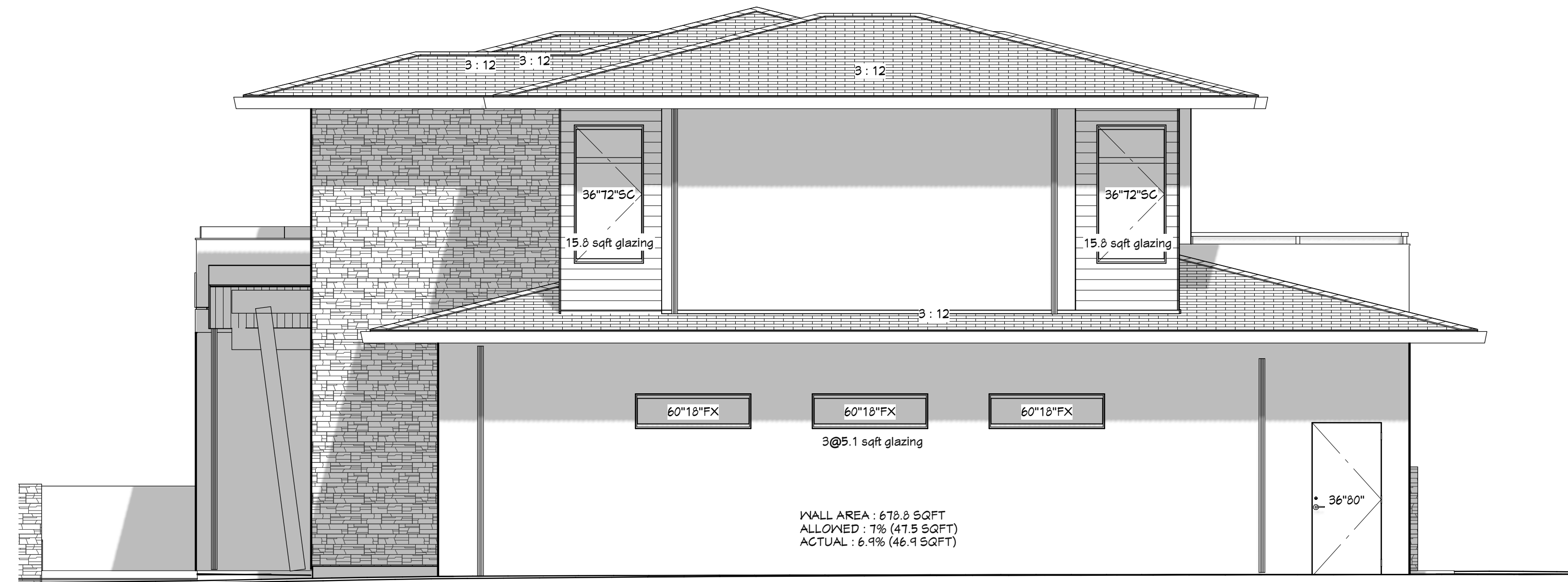
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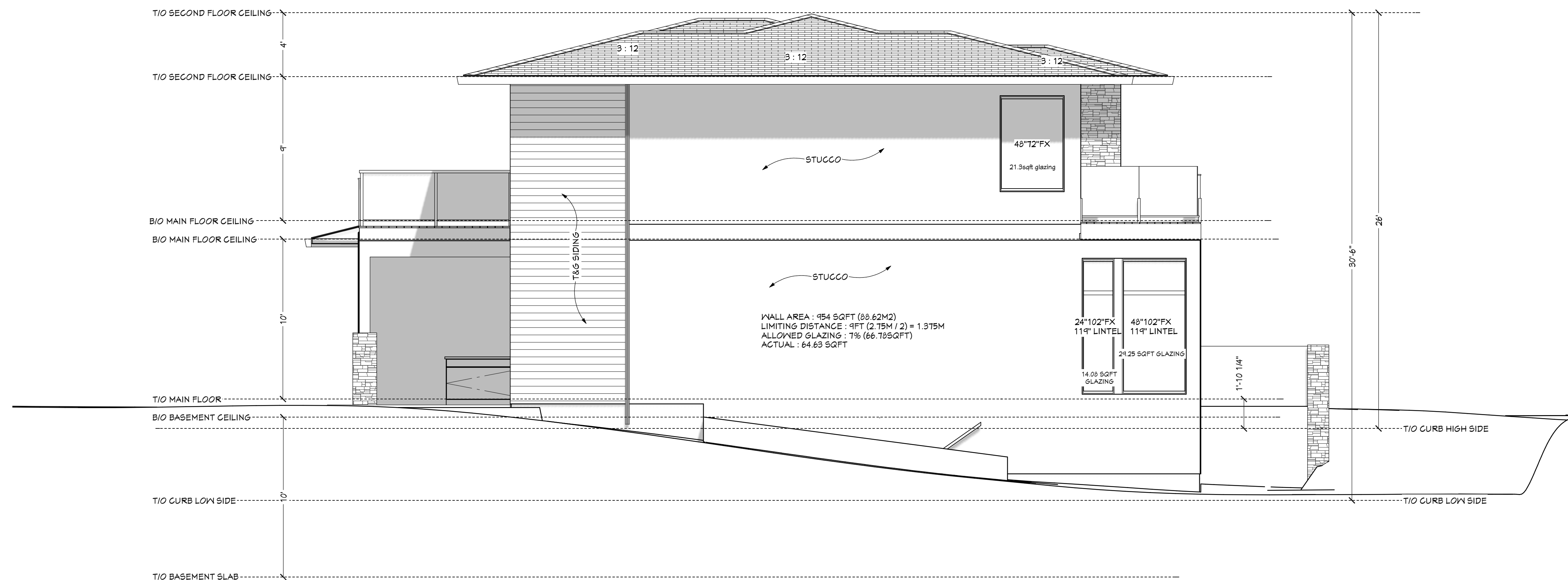
**RIGHT & LEFT
ELEVATIONS**

P-1	3D'S
P-2	FOUNDATION PLAN
P-3	MAIN FLOOR PLAN
P-4	SECOND FLOOR PLAN
P-5	FRONT & REAR ELEVATIONS
P-6	RIGHT & LEFT ELEVATIONS
P-7	SECTIONS
P-8	SECTIONS
P-9	ROOF PLAN

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



EXTERIOR ELEVATION RIGHT
SCALE: 1/4" = 1' - 0"



EXTERIOR ELEVATION LEFT
SCALE: 1/4" = 1' - 0"



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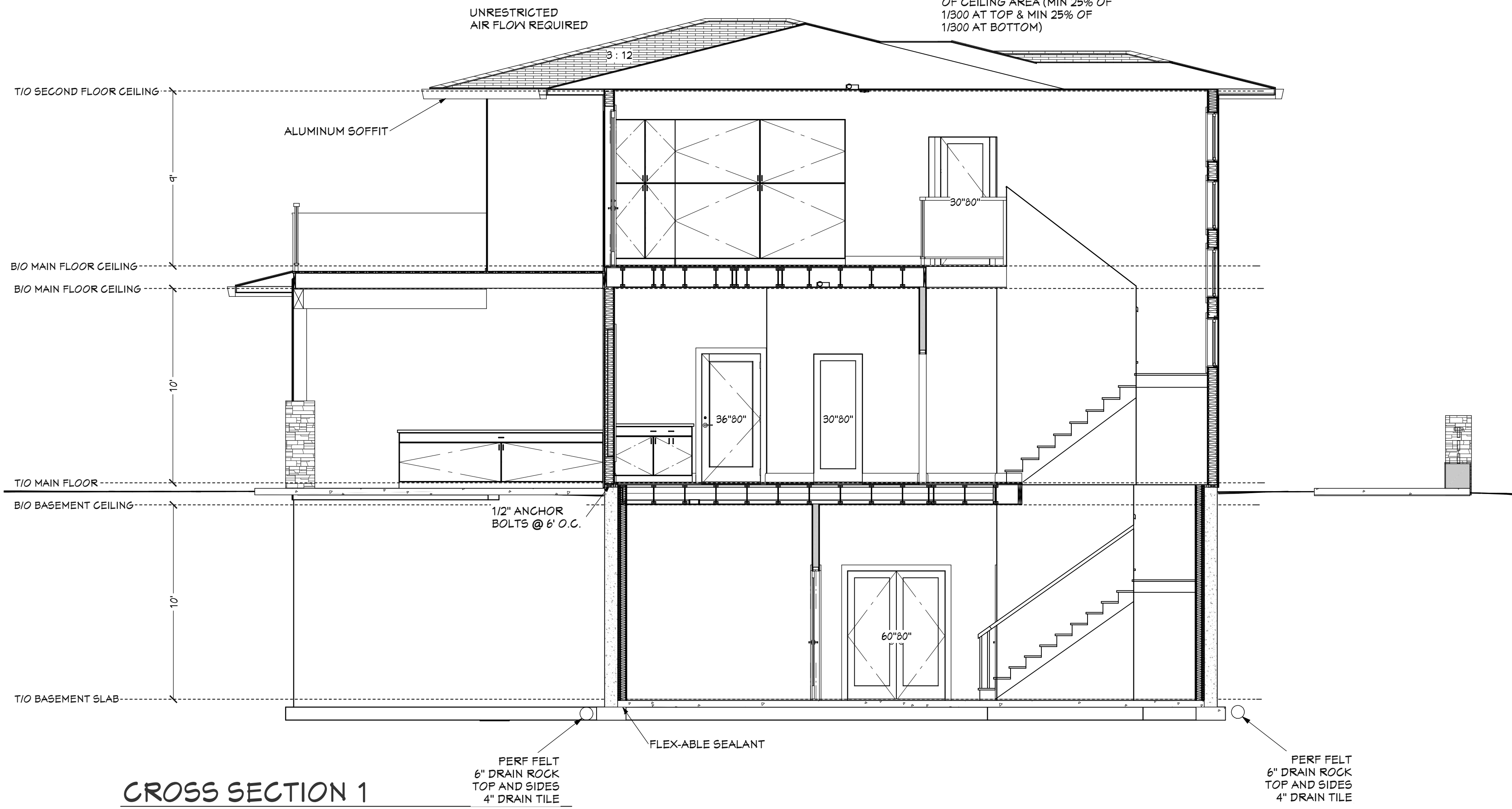
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P-8	SECTIONS
P-9	ROOF PLAN

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

P-7

ROOF VENTING TO BE 1/300
OF CEILING AREA (MIN 25% OF
1/300 AT TOP & MIN 25% OF
1/300 AT BOTTOM)



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

WALL ASSEMBLY -

FOUNDATION WALL

- RS1 // MATERIAL COMPONENT
- 0.00 // DAMPPROOFING
- 0.08 // 8" CONCRETE
- 0.00 // DAMPPROOFING
- 0.18 // 1" AIR GAP
- 2.70 // 2X6 STUD AT 24" O.C. W/ R 20 INSULATION
- 0.00 // 6 MIL POLY V.B.
- 0.077 // 1/2" DRYWALL
- 0.00 // PAINT
- 0.12 // INTERIOR AIR FILM
-
- 3.157 WITHOUT HRV

CEILING BELOW ATTIC

- RS1 // MATERIAL COMPONENT
- NA // LOOSE FILL INSULATION W/ TRUSSES 24" O.C.
- 0.03 // EXT AIR FILM
- 0.00 // 6 MIL POLY V.B.
- 0.097 // 5/8" DRYWALL
- 0.00 // PAINT
- 0.11 // INTERIOR AIR FILM
-
- 8.67 WITHOUT HRV REQUIRED
- SEE TRADE OFF CALC FOR LOOSE FILL INSULATION RSI VALUE

WALL ASSEMBLY - INTERIOR

- MATERIAL COMPONENT
- 1/2" DRYWALL
- 2X4 STUDS @ 24" O.C.
- (2X6 @ 24" O.C. LOADBearing)
- 1/2" DRYWALL

FLOOR ON GROUND

- RS1 // MATERIAL COMPONENT
- 0.04 // 4" CONCRETE
- 0.00 // 6 MILL POLY
- 0.00 // RADON GRANULAR BASE
-
- 0.04 WITHOUT HRV

FLOOR OVER NON HEATED SPACE

- RS1 // MATERIAL COMPONENT
- 0.16 // 3/4" PLYWOOD
- 4.56 // 11 7/8" TJI @ 19.2" O.C. W/ R28 BATTS
- 0.097 // 5/8" DRYWALL
- 0.00 // PAINT
- 0.03 // EXTERIOR AIR FILM
-
- 4.847 WITHOUT HRV
- 4.67 MIN REQ

NOTE:

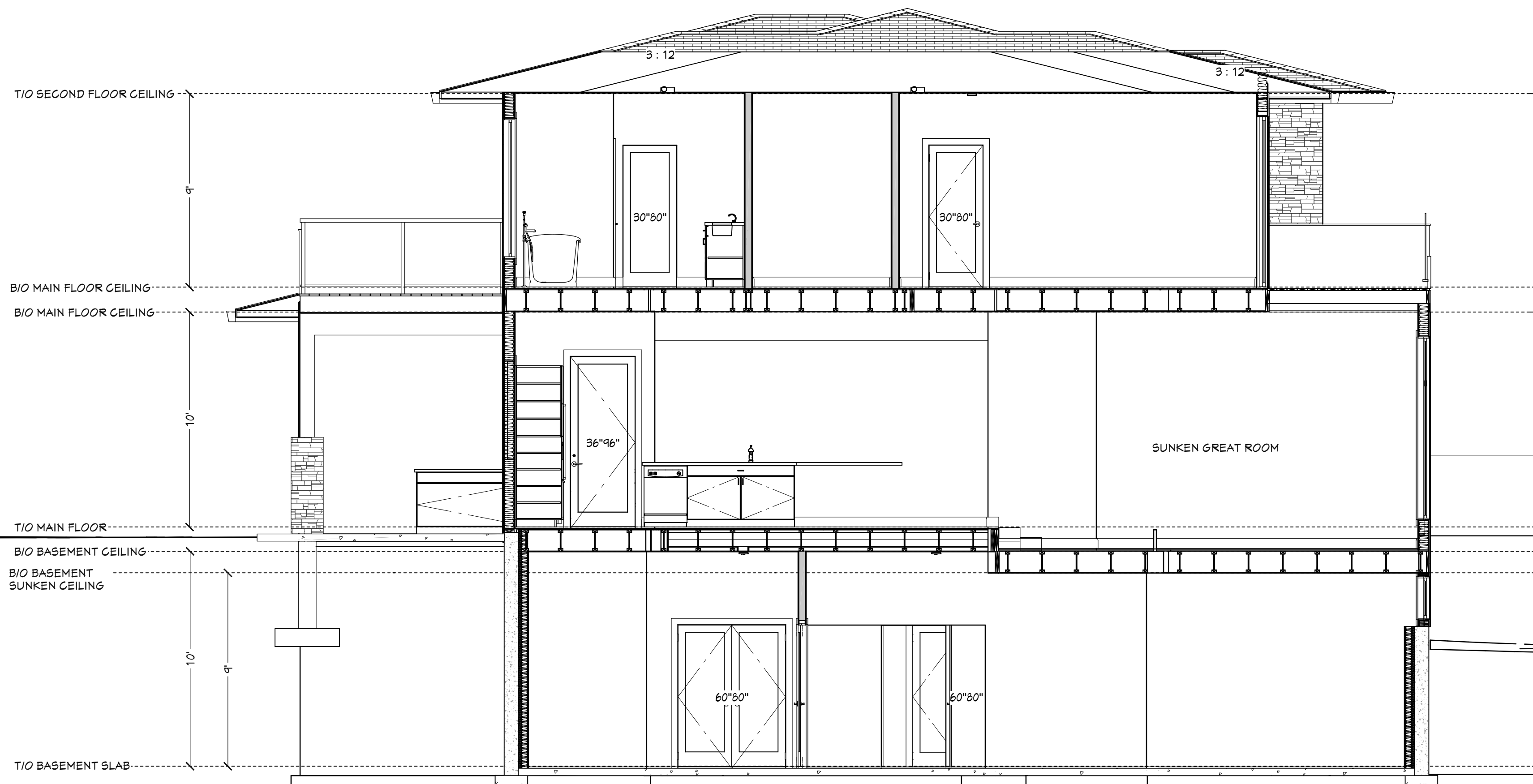
BUILDER TO SPECIFY IF EXT. TYVEK OR INT. 6 MIL POLY. TO BE USED FOR AIR BARRIER

WALL ASSEMBLY - EXTERIOR

- RS1 // MATERIAL COMPONENT
- 0.03 // EXT AIR FILM
- 0.03 // STUCCO
- 0.00 // 60 MIN BUILDING PAPER
- 0.08 // 3/8" PLYWOOD
- 2.67 // 2X6 STUD AT 24" O.C. W/ R 22 INSULATION
- 0.00 // 6 MIL POLY V.B.
- 0.077 // 1/2" DRYWALL
- 0.00 // PAINT
- 0.12 // INTERIOR AIR FILM
-
- 3.00 WITHOUT HRV
- 3.08 MINIMUM = TRADE OFF REQ
- ROOF ASSEMBLY**
- MATERIAL COMPONENT
- FIBERGLASS SHINGLES
- ICE & WATER SHIELD OR 2 LAYERS BUILDING PAPER
- 1/2" PLYWOOD SHEATHING
- ROOF TRUSSES @ 24" O.C.
- FLOOR ASSEMBLY - INTERIOR**
- MATERIAL COMPONENT
- 3/4" T&G PLYWOOD
- 11 7/8" TJI @ 19.2" O.C. (MIN. R28 @ WALL CONNECTIONS)
- 1/2" DRYWALL

TRADE OFF CALC

TOTAL WALL AREA (W/O GARAGE)	313.46	AREA	156.26	ROOF DESIGN VALUES	A/R	18.02	PURPOSED DESIGN VALUES	RS1	8.67	A/R	18.02
TOTAL OPENING AREA	71.37	ATTIC	242.09	RS1	3.08	78.60	RS1	3.00	80.70		
NET WALL AREA	242.09	WALL		TOTAL A/R	46.62		TOTAL A/R	48.72			
TOTAL ATTIC AREA	156.26			TOTAL W/K			TOTAL W/K				
		A/R DIFF		2.10							
		ATTIC RESIDUAL		15.93							
		ATTIC R. + 1/2 WALL A/R		96.62							
		NET ATTIC RSI		9.81							
				RS1 REQUIRED		56.09		R			



CROSS SECTION 2
SCALE: 1/4" = 1'-0"



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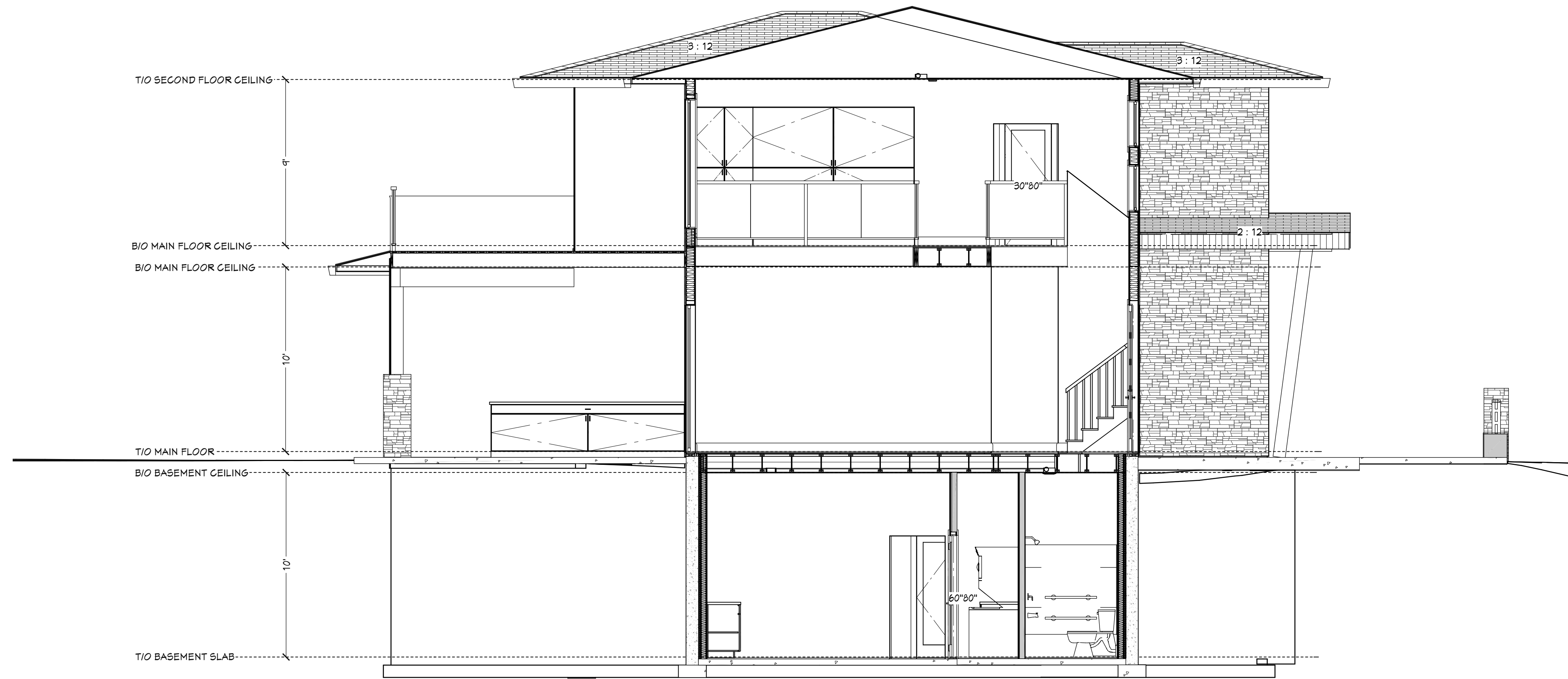
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SECTIONS

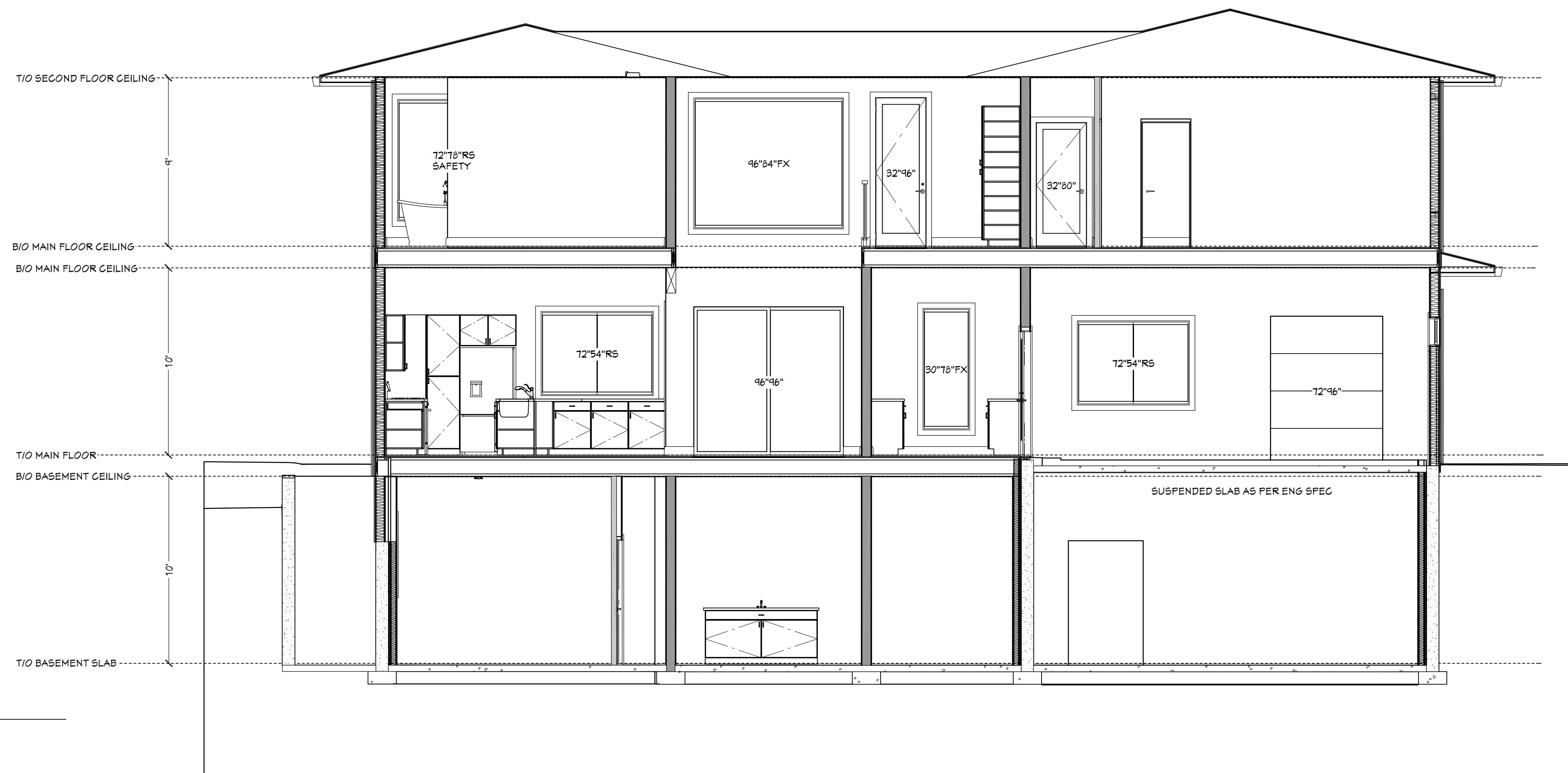
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P-7	SECTIONS
P-8	SECTIONS
P-9	ROOF PLAN

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

P-8



CROSS SECTION 3
SCALE: 1/4" = 1'-0"



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



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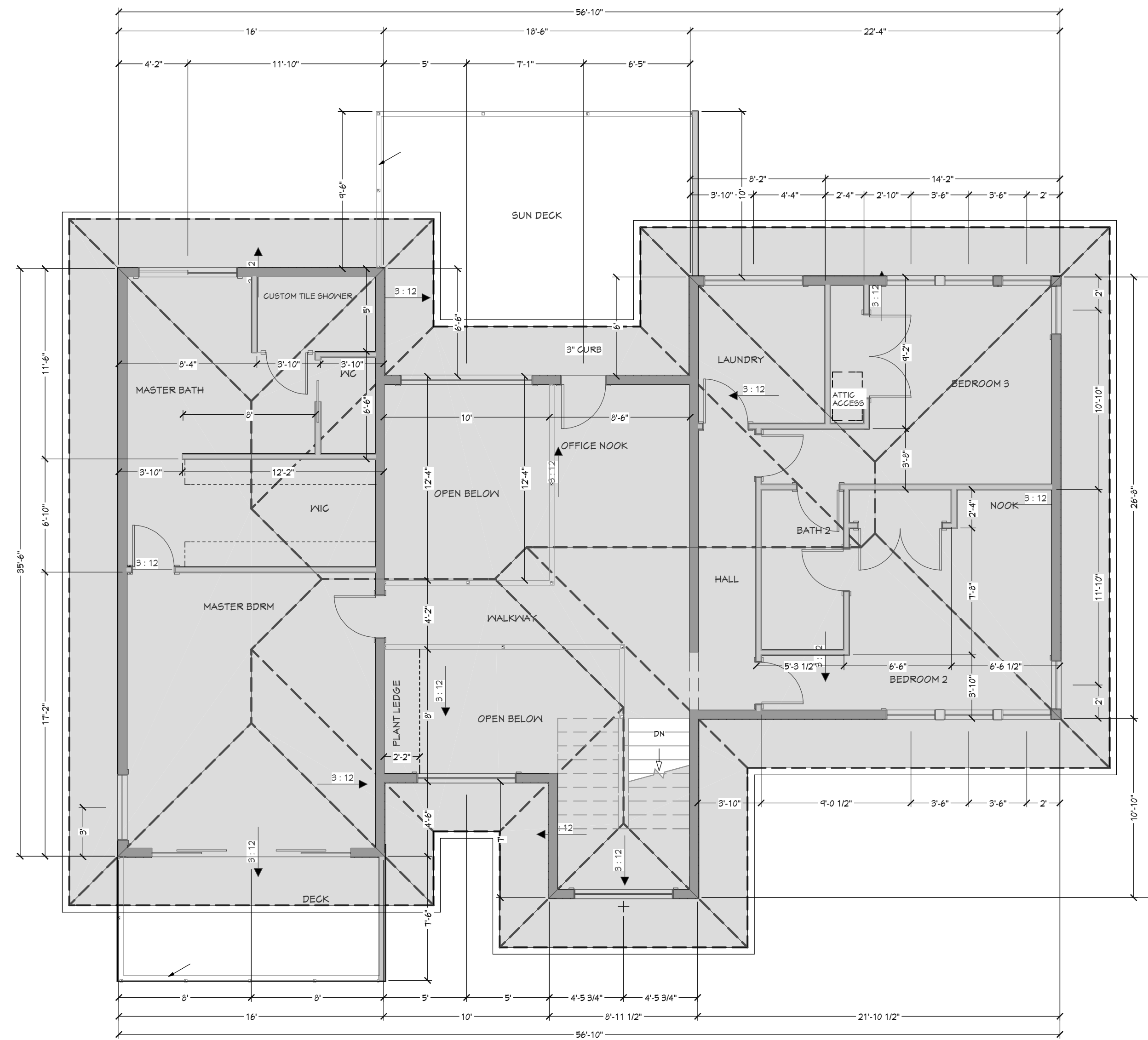
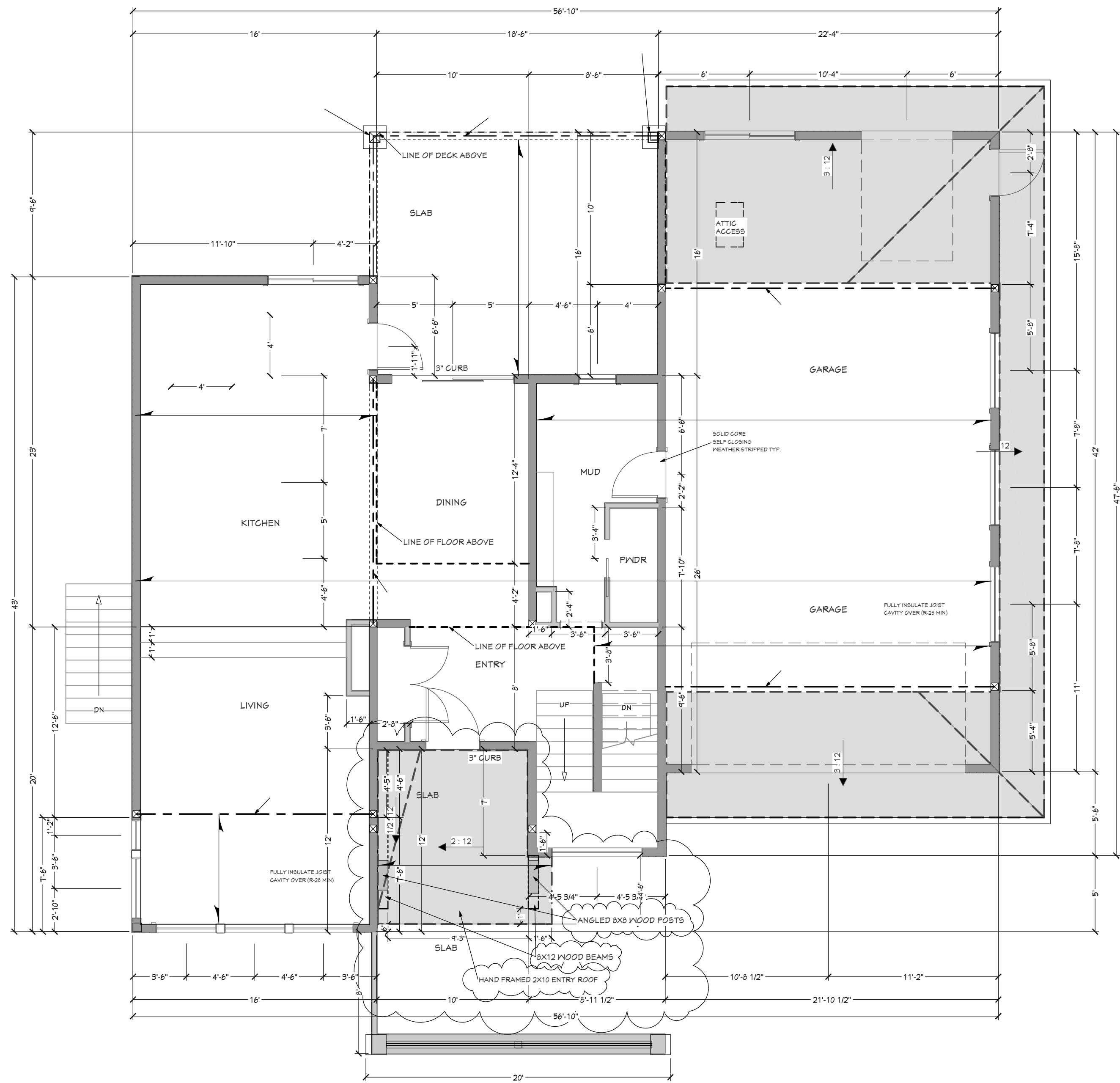
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ROOF PLAN

P-1	3D'S
P-2	FOUNDATION PLAN
P-3	MAIN FLOOR PLAN
P-4	SECOND FLOOR PLAN
P-5	FRONT & REAR ELEVATIONS
P-6	RIGHT & LEFT ELEVATIONS
P-7	SECTIONS
P-8	SECTIONS
P-9	ROOF PLAN



NOTE: ALL ROOF OVERHANGS TO BE 3FT U.O.N.

ROOF PLANS
SCALE: 3/16" = 1' - 0"