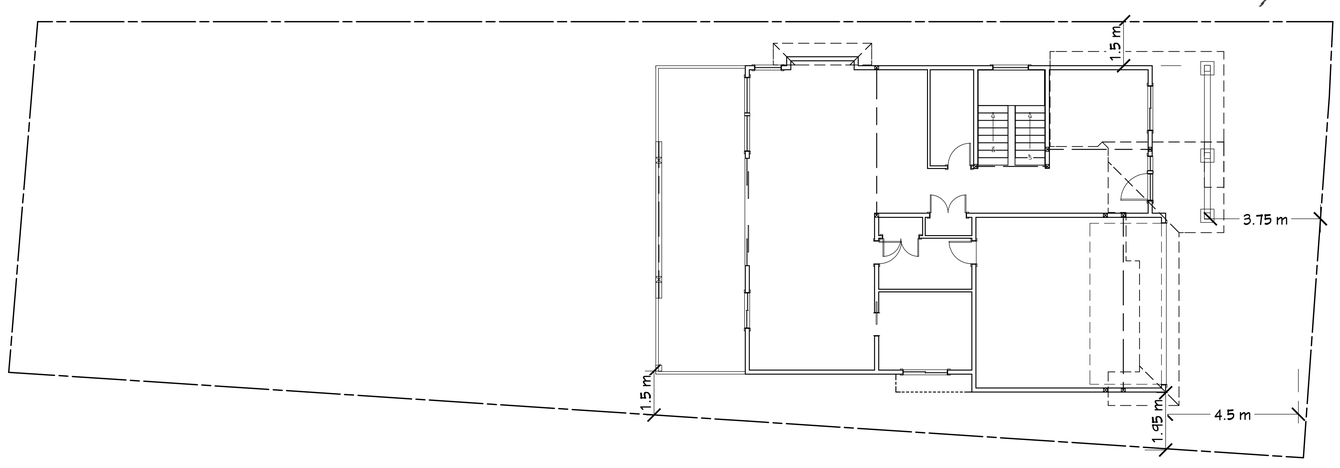
LEGAL DESCRIPTION
PL KAS3473 LT 12 SEC 31 TWP 19 RGE 17
MER 6 KAMLOOPS

EXISTING FOUNDATION

LOT AREA:
593 M ^{2} (6383 SQFT)
COVERAGE:
2124 SQFT = 33.3%

SETBACKS PRINCIPLE BUILDING
FRONT - 6M
SIDE - 1.5M
REAR - 6M

MAIN FLOOR LIVING : 1223 SQFT
BASEMENT LIVING : 1644 SQFT
UPSTAIRS LIVING : 1455 SQFT
UPPER DECK: 175 SQFT
MAIN DECK: 343 SQFT
GARAGE: 440 SQFT



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

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LOT 12 - AZURE PL KAMLOOPS, BC

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

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MAY 18 17	FOR PERMIT

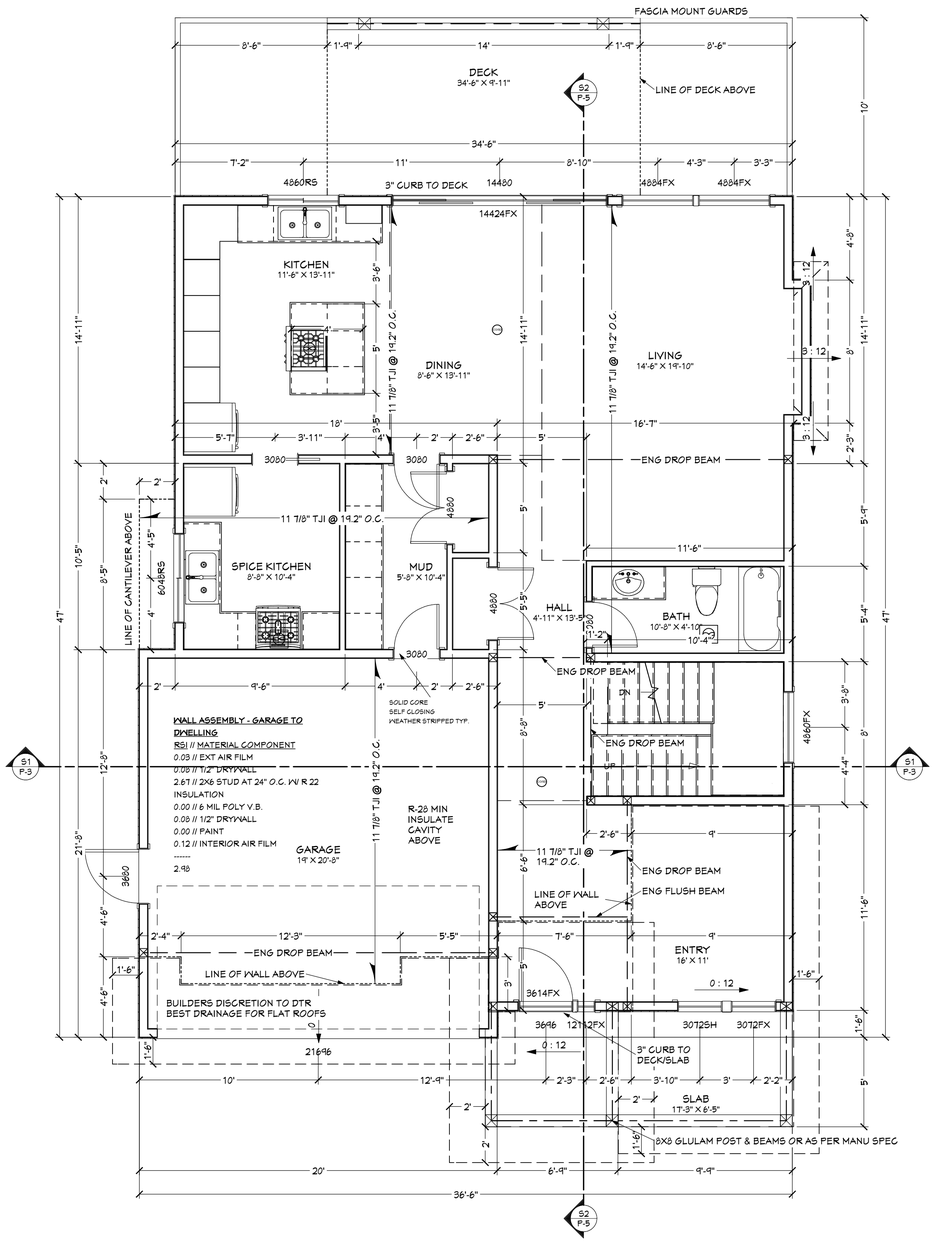
RENDERINGS

P-1	RENDERINGS
P-2	FOUNDATION & MAIN FLOOR
P-3	2ND FLOOR PLAN & SECTION
P-4	ELEVATIONS
P-5	SECTION

DATE:
Thursday, May 18, 2017

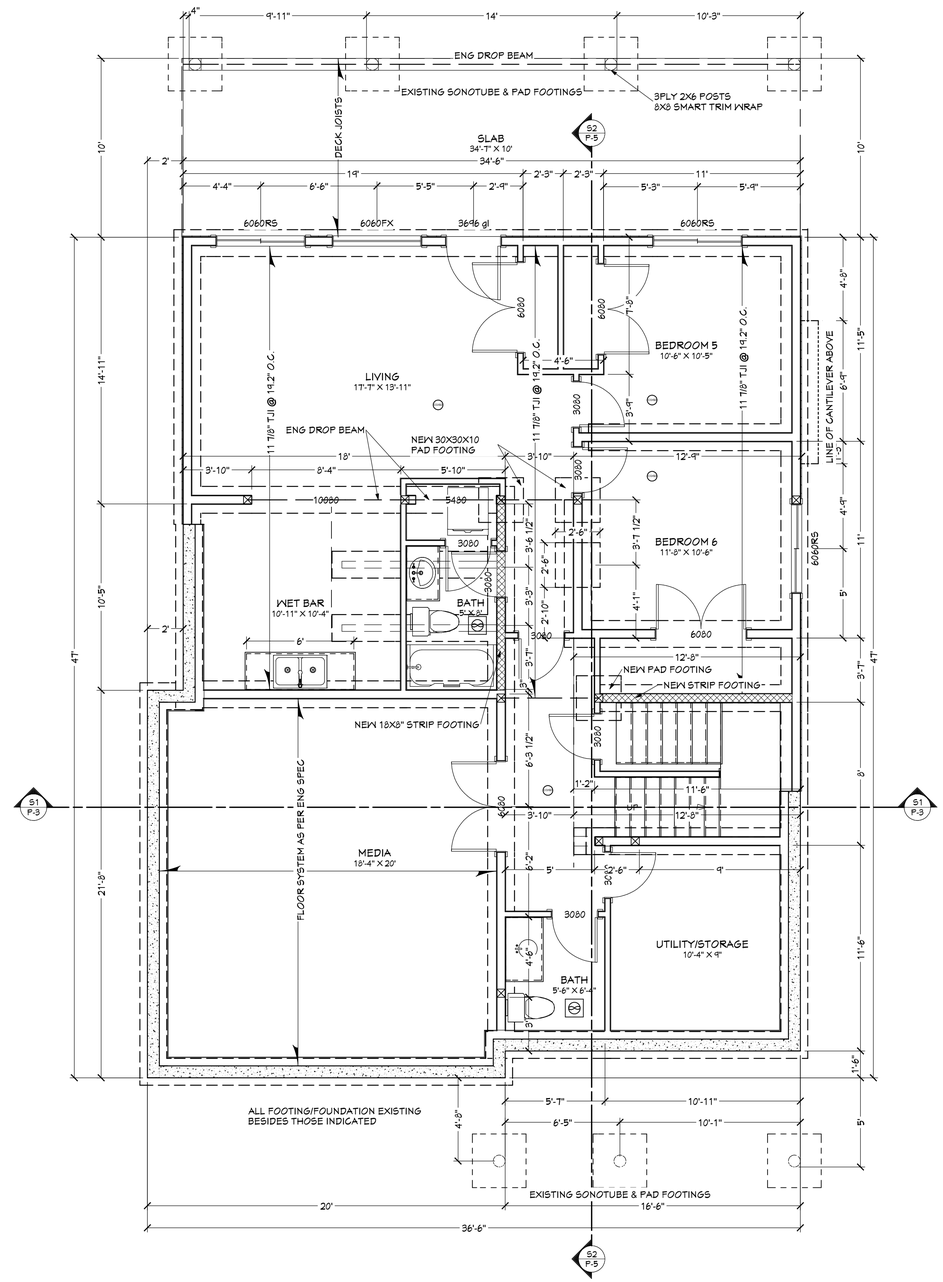
SCALE: 1/4" = 1'-0"

P-1



MAIN FLOOR PLAN

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



FOUNDATION PLAN

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

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FOUNDATION & MAIN FLOOR

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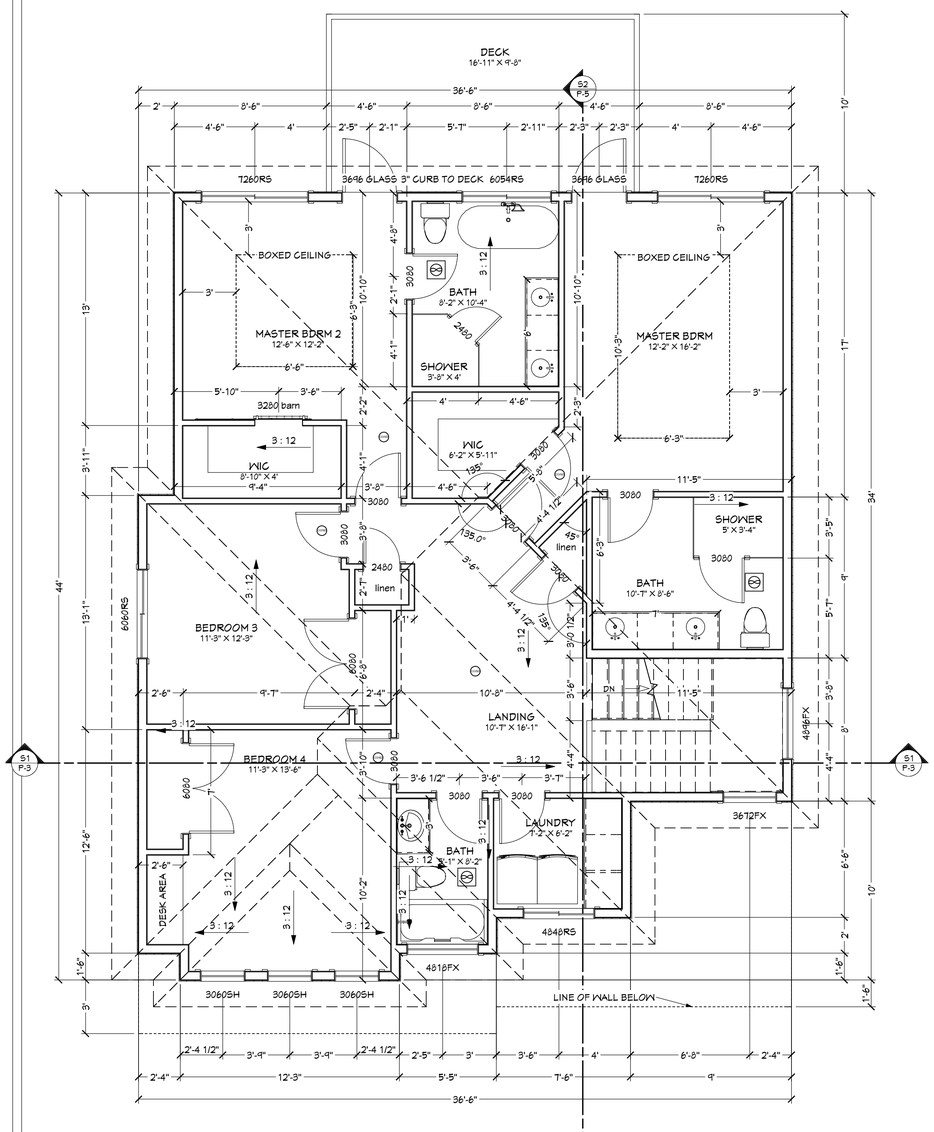
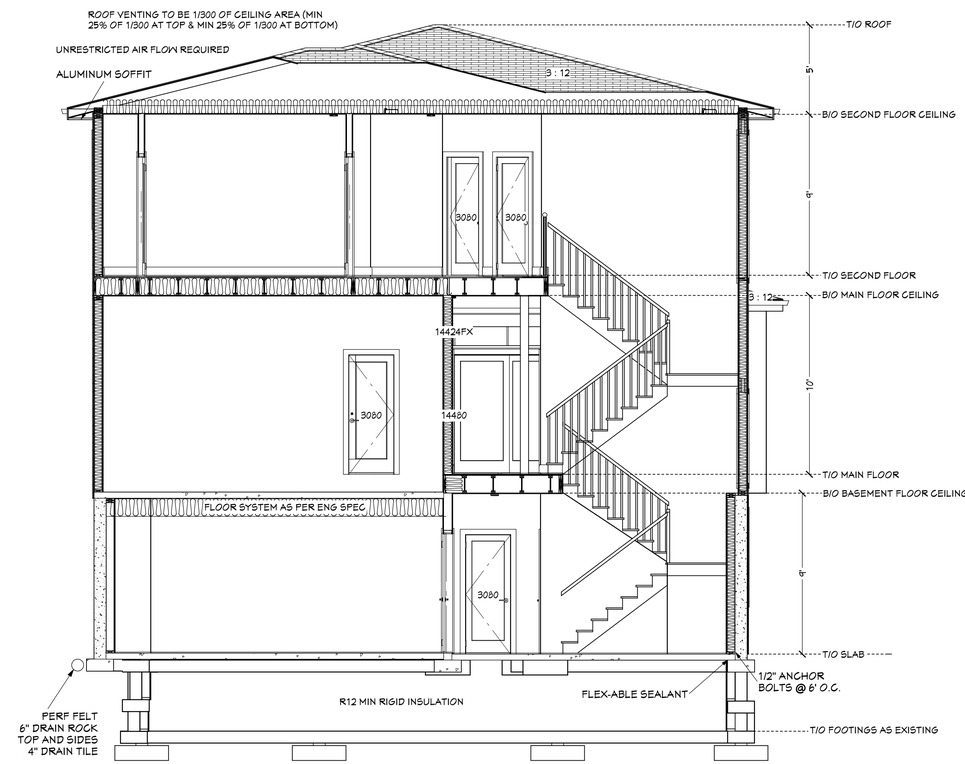
SCALE: 1/4" = 1'-0"

P-2



SECOND FLOOR PLAN

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



CROSS SECTION 1

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

S1
P-3

NOTE:

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

WALL ASSEMBLY - EXTERIOR

RSI // MATERIAL COMPONENT
0.03 // EXT AIR FILM
0.03 // HARDIE PLANK SIDING/STUCCO
0.00 // 60 MIN BUILDING PAPER
0.11 // 7/16" PLYWOOD
2.80 // 2X6 STUD AT 24" O.C. W/ R 24 INSULATION
0.00 // 6 MIL POLY V.B.
0.08 // 1/2" DRYWALL
0.00 // PAINT
0.12 // INTERIOR AIR FILM

3.17 WITHOUT HRV

WALL ASSEMBLY - FOUNDATION WALL

RSI // 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.
0.08 // 1/2" DRYWALL
0.00 // PAINT
0.12 // INTERIOR AIR FILM

3.16 WITHOUT HRV

FLOOR ON GROUND

RSI // MATERIAL COMPONENT
0.04 // 4" CONCRETE
0.00 // 6 MILL POLY
0.00 // RADON GRANULAR BASE

0.04 WITHOUT HRV

CEILING BELOW ATTIC

RSI // MATERIAL COMPONENT
8.45 // R56 LOOSE FILL INSULATION W/ TRUSSES 24" O.C.
0.03 // EXT AIR FILM
0.00 // 6 MIL POLY V.B.
0.08 // 5/8" DRYWALL
0.00 // PAINT
0.11 // INTERIOR AIR FILM

8.67 WITHOUT HRV

WALL ASSEMBLY - INTERIOR

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

CEILING UNDER NON HEATED SPACE (GARAGE) (SUBJECT TO ENG SPECS)

RSI // MATERIAL COMPONENT
0.04 // 4" CONCRETE MEMBRANE
0.00 // EPDM MEMBRANE
0.16 // 3/4" PLYWOOD
4.50 // 11 7/8" TJI @ 12" O.C. W/ 8" EPS TYPE 1
0.08 // 5/8" DRYWALL
0.00 // PAINT
0.011 // INTERIOR AIR FILM

4.71 WITHOUT HRV
4.51 REQ

FLOOR OVER NON HEATED SPACE

RSI // MATERIAL COMPONENT
0.16 // 3/4" PLYWOOD
4.56 // 11 7/8" TJI @ 19.2" O.C. W/ R28 BATTS
0.08 // 5/8" DRYWALL OR SOFFIT
0.03 // EXTERIOR AIR FILM

4.83 WITHOUT HRV
4.67 MIN REQ

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2ND FLOOR PLAN & SECTION

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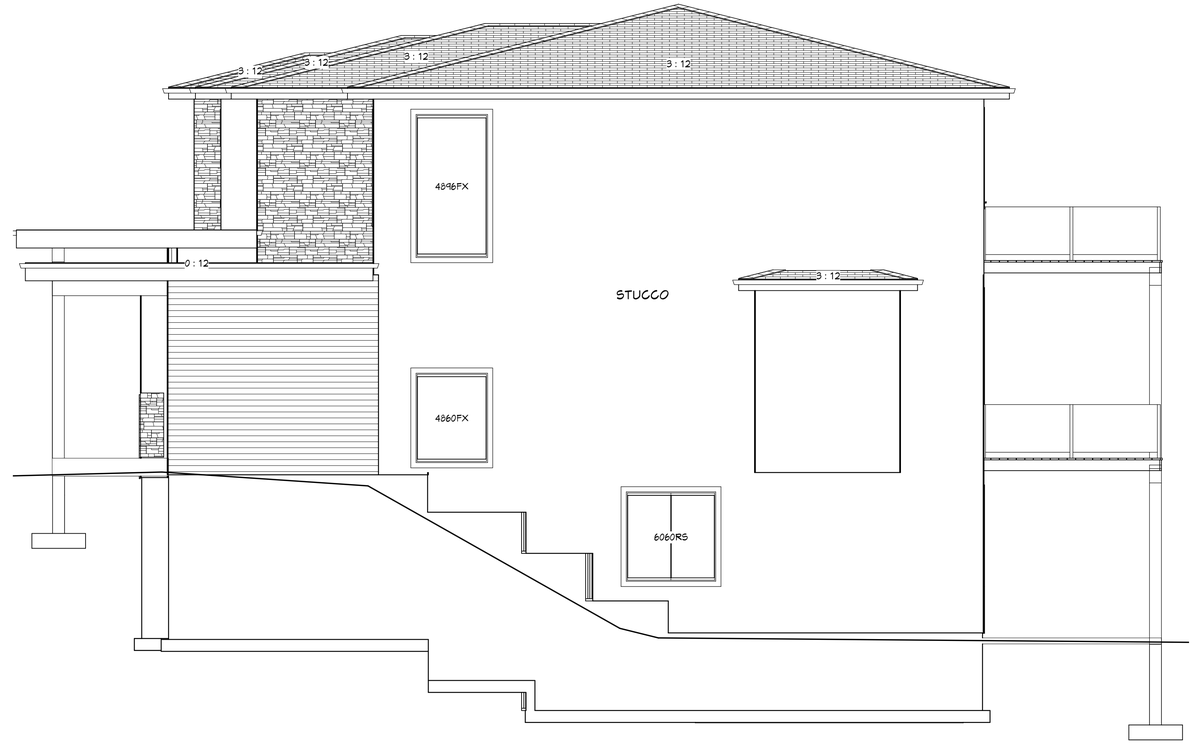
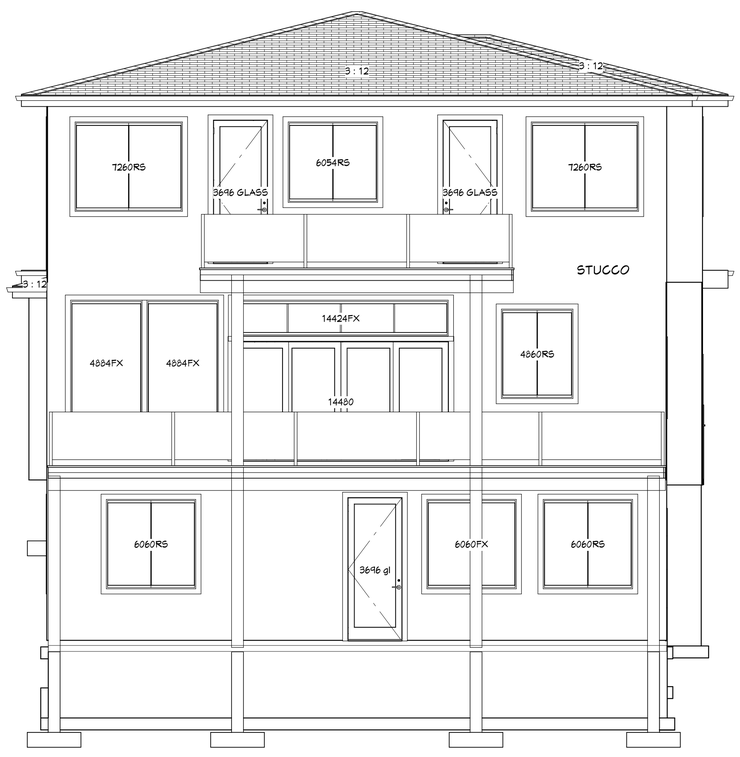
SCALE: 1/4" = 1'-0"

P-3

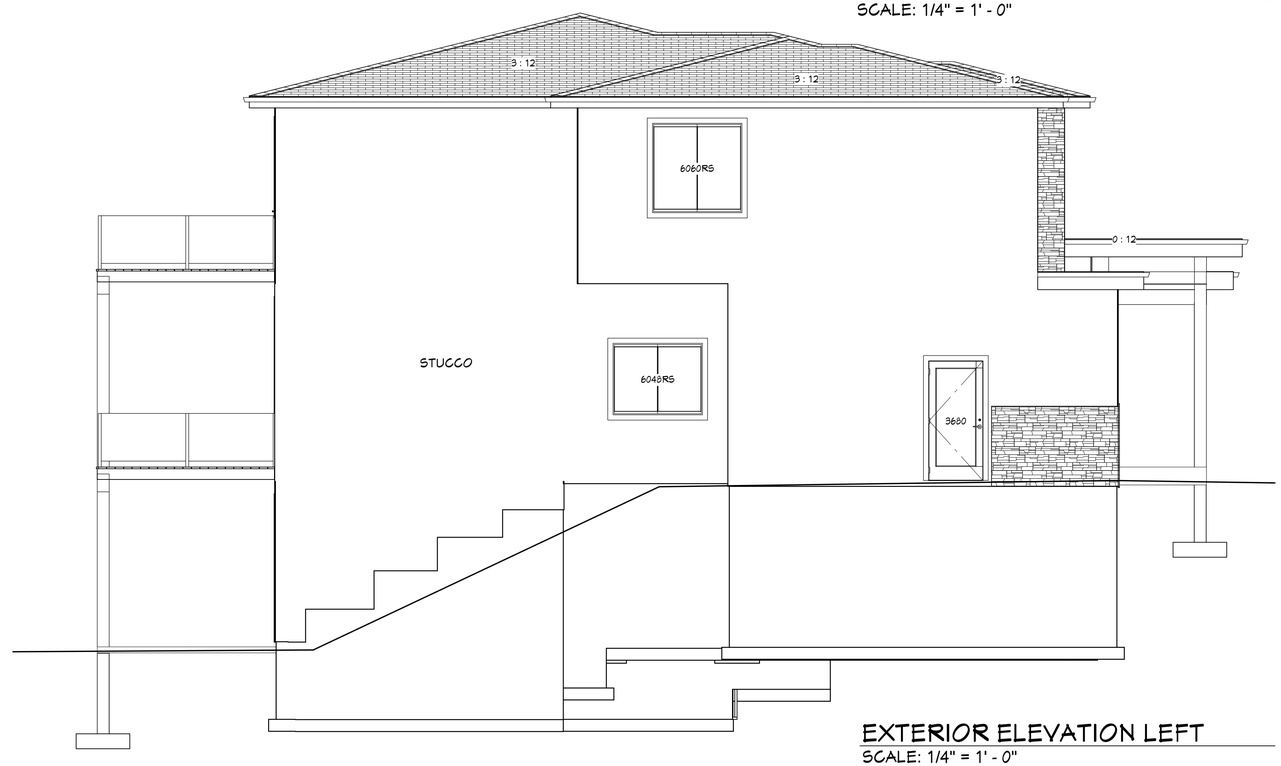
EXTERIOR ELEVATION FRONT
SCALE: 1/4" = 1' - 0"



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



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



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

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

CROSS SECTION 2

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

S2
P-5

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 2900 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" OC.C MAX OR GYPSUM BOARD TO UNDERSIDE OF JOISTS.

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P-5