

PERSPECTIVE VIEWS

ISSUED FOR CONSTRUCTION

TIMBER  
FRAME  
HOMES  
**purcell**

www.purcell.com 1-800-655-5574

RILEY CAMPBELL RESIDENCE

6220 REDFISH ROAD

KOOTENAY DISTRICT, B.C.

PERSPECTIVE VIEWS

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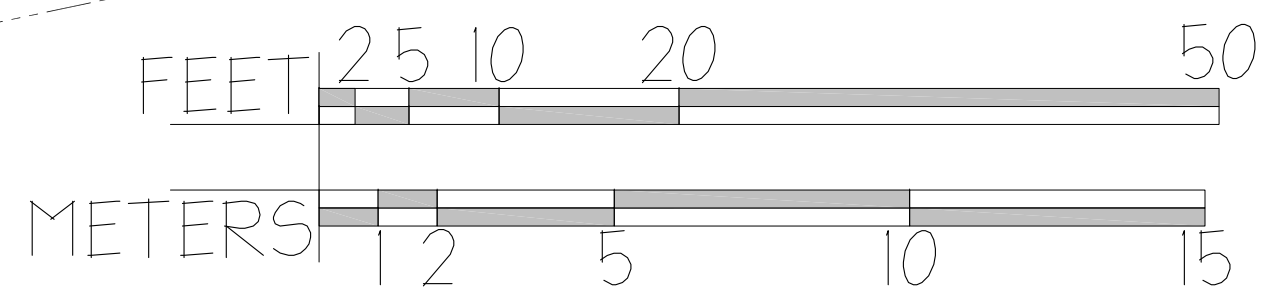
PAGE SIZE: 36"x24"

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AUG 25/17

A2 / 19

NOTE: GRADE TO BE BERMED UP  
AROUND HOUSE AFTER CONSTRUCTION.  
BOTTOM OF MAIN SUBFLOOR JOIST  
HEIGHT TO BE NO LESS THAN 535.5m  
ABOVE SEA LEVEL  
EXISTING GRADE = 534.16m

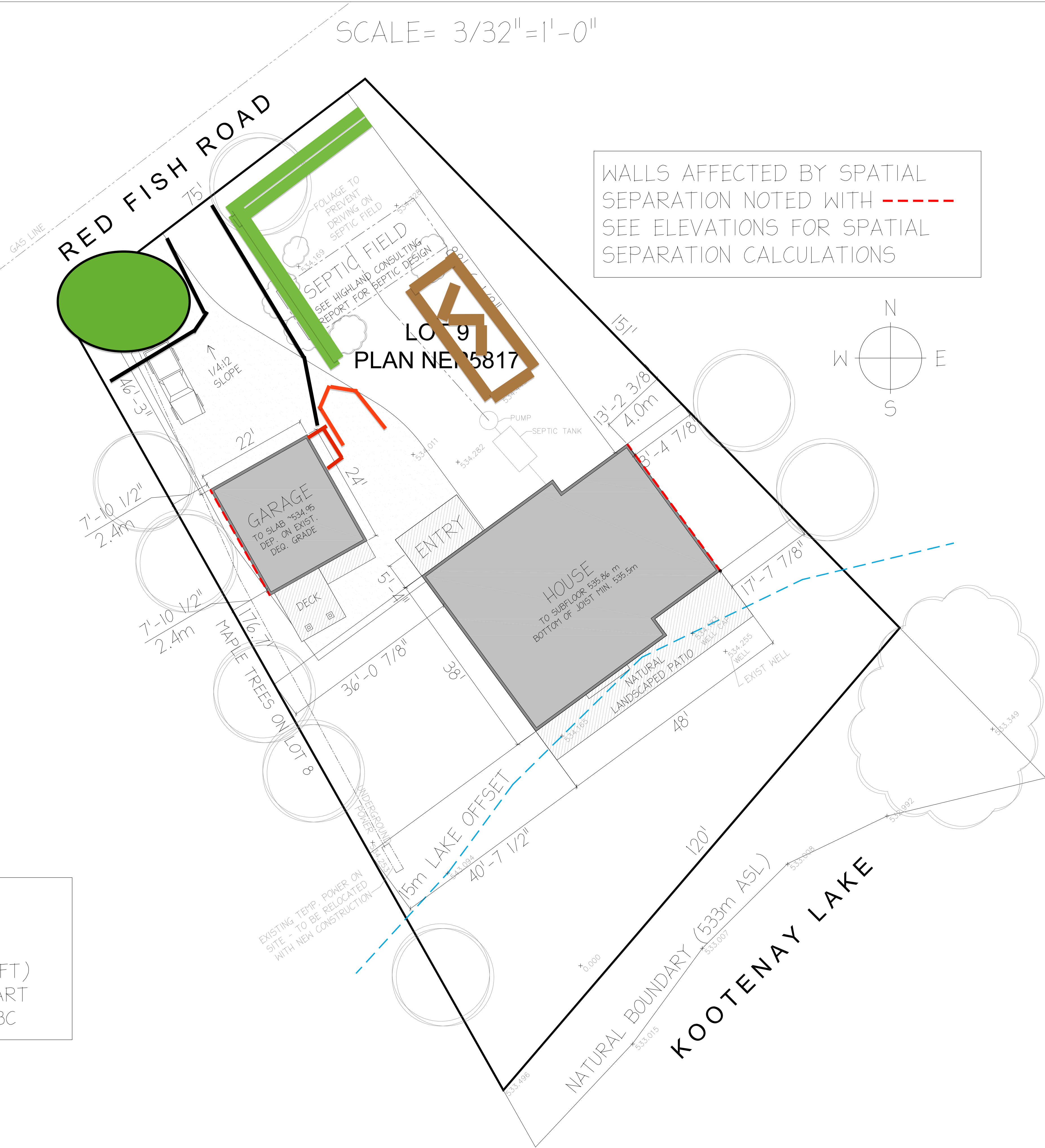


6220 REDFISH ROAD  
KOOTENAY DISTRICT, BC  
LOT 9, DISTRICT LOT 1313  
KOOTENAY LAND DISTRICT  
PLAN NEP5817

DECKS AND PATIO	684 SF
FLOOR AREA	1712 SF
GARAGE	528 SF
COVERED AREAS	1364 SF
TOTAL	4288 SF
SITE	15573 SF
SITE COVERAGE = 27.5%	

SPATIAL SEPARATION REQUIREMENTS:  
WHERE THE BUILDING FACE OR BUILDING  
PROJECTIONS (SUCH AS OVERHANGS  
/CANTILEVERS) ARE LESS THAN 1.2M (~4FT)  
FROM THE PROPERTY LINE, REFER TO PART  
9.10 (FIRE PROTECTION) OF THE 2012 BCBC

WALLS AFFECTED BY SPATIAL  
SEPARATION NOTED WITH - - - -  
SEE ELEVATIONS FOR SPATIAL  
SEPARATION CALCULATIONS



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HOMES

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**RILEY CAMPBELL RESIDENCE**  
6220 REDFISH ROAD  
KOOTENAY DISTRICT, B.C.

**SITE PLAN**

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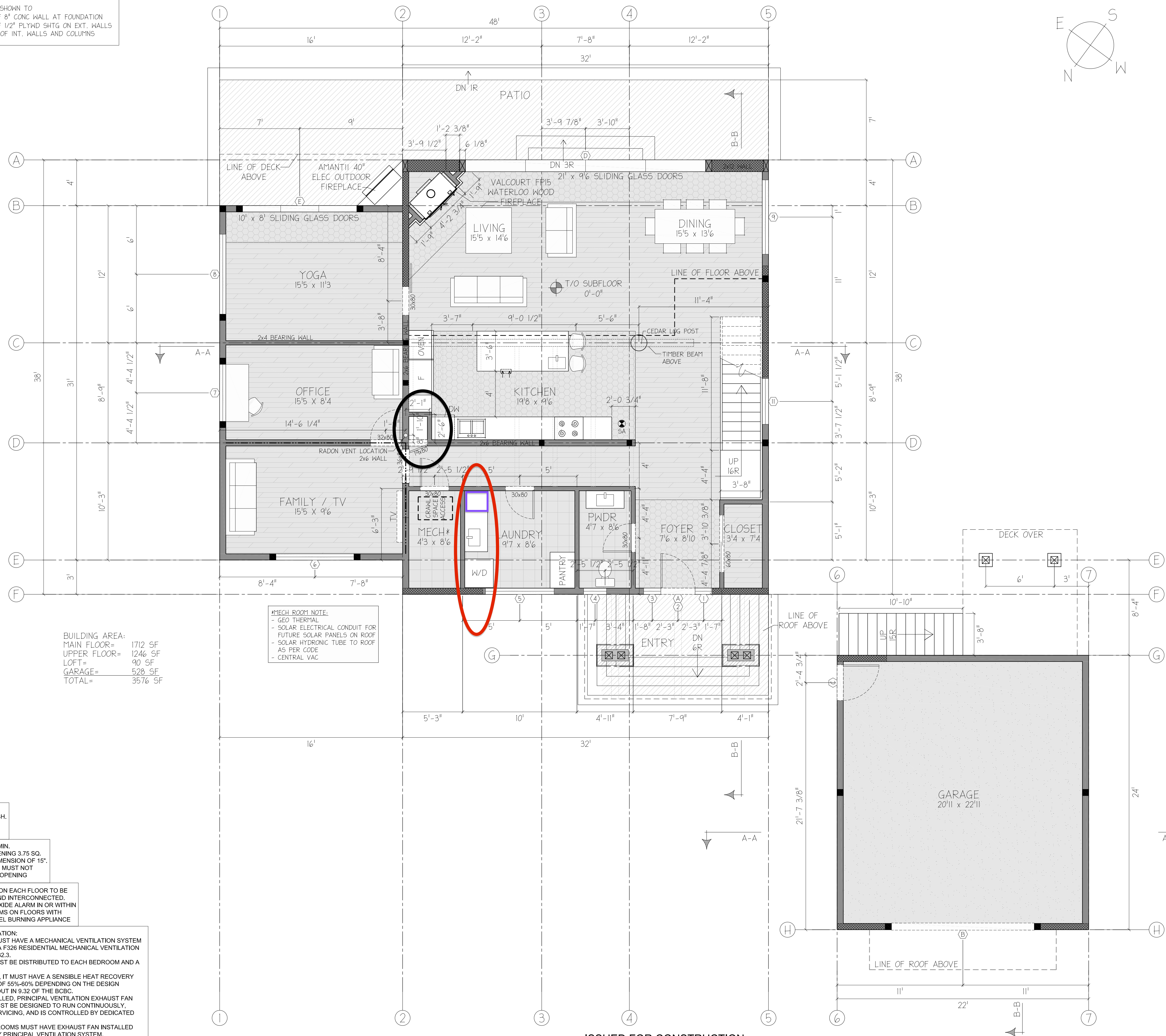
AS NOTED (36"x24")


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**MECHANICAL VENTILATION:**  
-EVERY DWELLING MUST HAVE A MECHANICAL VENTILATION SYSTEM CONFORMING TO CSA F323 RESIDENTIAL MECHANICAL VENTILATION SYSTEM, OR CBC9.3.2.  
-THE FRESH AIR MUST BE DISTRIBUTED TO EACH BEDROOM AND A COMMON AREA.  
-IF HRV IS INSTALLED, IT MUST HAVE A SENSIBLE HEAT RECOVERY EFFICIENCY RATING OF 55%-60% DEPENDING ON THE DESIGN TEMPERATURE SET OUT IN 9.3.2 OF THE CBC9.  
-IF HRV IS NOT INSTALLED, PRINCIPAL VENTILATION EXHAUST FAN SYSTEM (9.3.2.3.5), MUST BE DESIGNED TO RUN CONTINUOUSLY, WITH A SWITCH AVAILABLE FOR SERVICING, AND IS CONTROLLED BY DEDICATED SWITCH.  
-KITCHEN AND BATHROOMS MUST HAVE EXHAUST FAN INSTALLED UNLESS SERVICED BY PRINCIPAL VENTILATION SYSTEM.  
-CRAWLSPACE VENTILATION REQUIRED



 INDICATES SHEAR WALL  
1/2" DIA ANCHOR BOLTS @ 16" OC WITH SIMPSON  
HDU5 @ ENDS OF WALL FASTENED TO (2) 2x6  
EPOXYED OR CAST IN PLACE 5/8" DIAMETER ANCHOR  
1/2" FLYWOOD SHEATHING EXT. W/ 3" NAILS @ 4" OC  
INSTALLED BLOCKING AT PANEL EDGES

 INDICATES BEARING WALL

 SOUNDPROOFING REQUIRED  
SEE DETAIL 11/A13

**RADON GAS CONTROL:**  
SEE SECT. 9.13.4.3 OF THE CBCB  
- MIN 4" CLEAN COARSE GRANULAR  
FILL UNDER SLAB  
- 6 MIL POLY V.B.  
- SLAB PERIMETER AND PENETRATIONS  
SEALED W/ FLEXIBLE SEALANT  
- 4" PIPE CAST VERTICALLY INTO SLAB,  
CENTRALLY LOCATED, CONTINUOUS  
TO VENT AT ROOF, CLEARLY LABELLED  
- ROUGH IN WIRING FOR FUTURE  
ACTIVE INLINE FAN INSTALLATION

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# RILEY CAMPBELL RESIDENCE

6220 REDFISH ROAD  
KOOTENAY DISTRICT, B.C.

# MAIN FLOOR PLAN

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$3/8" = 1'-0"$  (36"x24")

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A5 / 19

ISSUED FOR CONSTRUCTION

DIMENSIONS SHOWN TO  
O/S FACE OF 8" CONC WALL AT FOUNDATION  
O/S FACE OF 1/2" PLYND SHTG ON EXT. WALLS  
CENTERLINE OF INT. WALLS AND COLUMNS

ALL WATER CLOSETS  
TO BE MAX. 6.0L FLUSH.  
ALL FIXTURES TO BE  
WATER-SAVER TYPE

BEDROOM WINDOW MIN.  
UNOBSTRUCTED OPENING 3.75 SQ.  
FT WITH MINIMUM DIMENSION OF 15".  
WINDOW HARDWARE MUST NOT  
OBSTRUCT WINDOW OPENING

SMOKE ALARM ON EACH FLOOR TO BE  
HARD-WIRED AND INTERCONNECTED.  
CARBON MONOXIDE ALARM IN OR WITHIN  
5m OF BEDROOMS ON FLOORS WITH  
GARAGE OR FUEL BURNING APPLIANCE

MECHANICAL VENTILATION:  
-EVERY DWELLING MUST HAVE A MECHANICAL VENTILATION SYSTEM  
CONFORMING TO CSA F326 RESIDENTIAL MECHANICAL VENTILATION  
SYSTEM, OR BCBC 9.32.3.  
-VENTILATION AIR MUST BE DISTRIBUTED TO EACH BEDROOM AND A  
COMMON AREA.  
-IF HRV IS INSTALLED, IT MUST HAVE A SENSIBLE HEAT RECOVERY  
EFFICIENCY RATING OF 55%-60% DEPENDING ON THE DESIGN  
TEMPERATURE SET OUT IN 9.32 OF THE BCBC.  
-IF HRV IS NOT INSTALLED, PRINCIPAL VENTILATION EXHAUST FAN  
SYSTEM (9.32.3.5.) MUST BE DESIGNED TO RUN CONTINUOUSLY,  
ACCESSIBLE FOR SERVICING, AND IS CONTROLLED BY DEDICATED  
SWITCH.  
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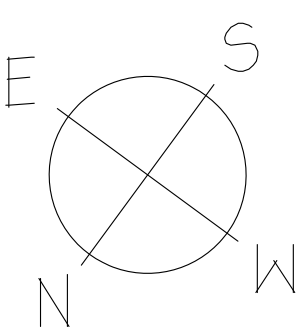
BUILDING AREA:  
MAIN FLOOR= 1712 SF  
UPPER FLOOR= 1246 SF  
LOFT= 90 SF  
GARAGE= 528 SF  
TOTAL= 3576 SF

ISSUED FOR CONSTRUCTION

INDICATES SHEAR WALL  
1/2" DIA ANCHOR BOLTS @ 16" OC WITH SIMPSON  
HDUS @ ENDS OF WALL FASTENED TO (2) 2x6  
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RILEY CAMPBELL RESIDENCE

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SECOND FLOOR PLAN

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RADON GAS CONTROL:  
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- SLAB PERIMETER AND PENETRATIONS  
SEALED W/ FLEXIBLE SEALANT  
- 4" PIPE CAST VERTICALLY INTO SLAB,  
CENTRALLY LOCATED, CONTINUOUS  
TO VENT AT ROOF, CLEARLY LABELLED  
- ROUGH IN WIRING FOR FUTURE  
ACTIVE INLINE FAN INSTALLATION

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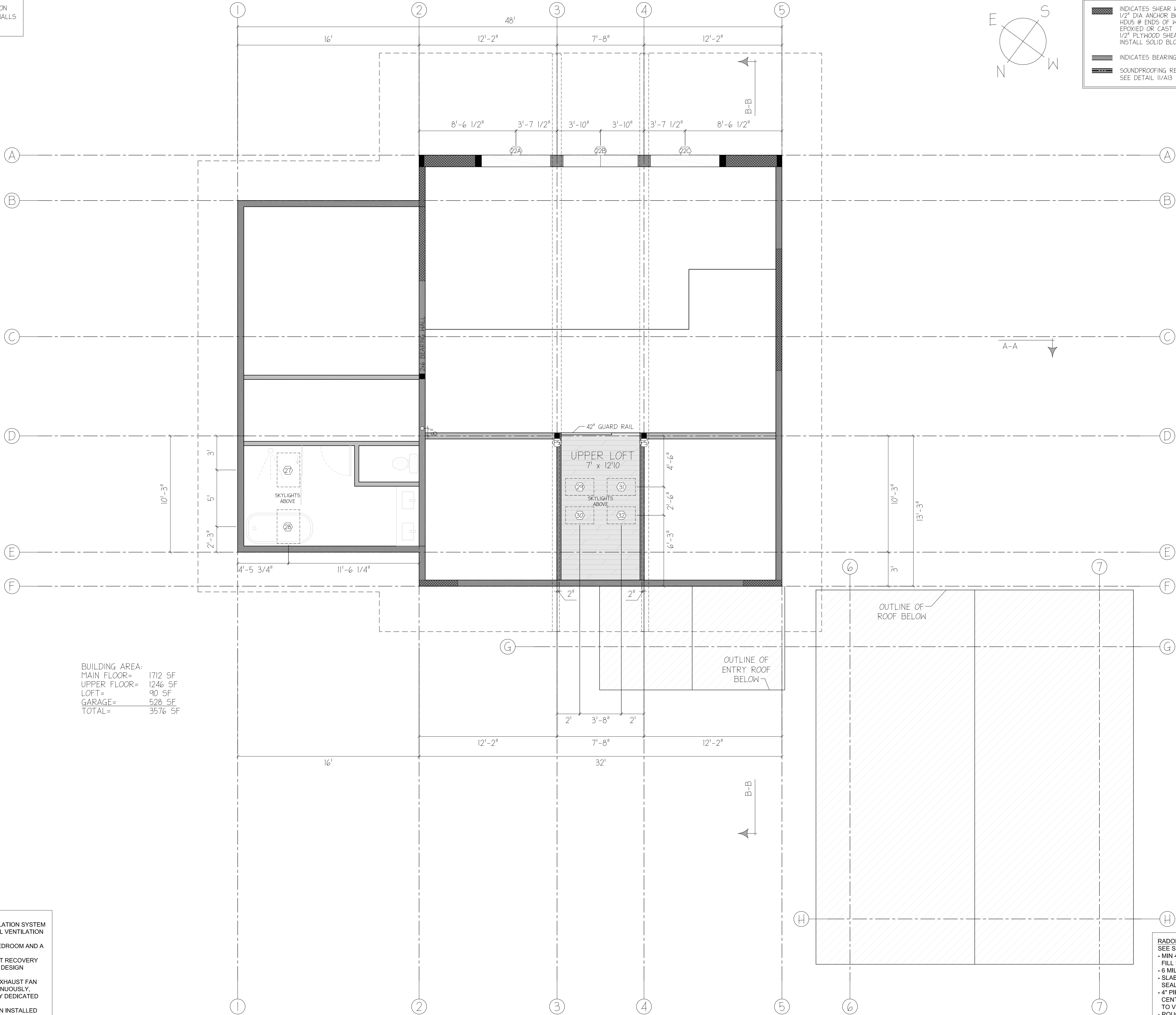
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LOFT FLOOR PLAN

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CENTERLINE OF INT. WALLS AND COLUMNS

EXTERIOR FLASHING INSTALLATION

FLASHING SHALL BE INSTALLED WITH END DAMPS:

- AT EVERY HORIZONTAL JUNCTION OR OFFSET BETWEEN CLADDING ELEMENTS
- AT EVERY HORIZONTAL LINE WHERE THE CLADDING SUBSTRATE CHANGES
- WHERE THE CLADDING ON THE LOWER SUBSTRATE MAY COMPROMISE THE DRAINAGE OF MOISTURE FROM BEHIND THE CLADDING ABOVE.
- OVER ALL EXPOSED OPENINGS



FRONT (NORTH) ELEVATION

W I N D O W S (AS VIEWED FROM OUTSIDE)							
#	LOCATION	JAMB	NOM SIZE (WxH)	CONFIG-OPERATION	ROUGH OPENING	NOTES	
4	POWDER ROOM	"	24 x 48	CSMT.R	25 x 49		4'-0" 8'-0"
5	LAUNDRY	"	72(36-36) x 48	PIC-CSMT.R	73 x 49		4'-0" 8'-0"
6	FAMILY TV ROOM	"	82(24-34-24) x 60	CSMT.L-PIC-CSMT.R	83 x 61		3'-0" 8'-0"
12	BEDROOM 3	"	72(36-36) x 48	PIC-CSMT.R			3'-0" 7'-0"
13	BATHROOM	"	72 x 24	PIC			5'-0" 7'-0"
14	BEDROOM 2	"	72(36-36) x 48	PIC-CSMT.R			3'-0" 7'-0"
15	ENSUITE	"	72 x 24	PIC		TEMPERED PER CODE	5'-0" 7'-0"
16	ENSUITE	"	54 x 48(24-24)	PIC-AWN		FROSTED, TEMPERED PER CODE	3'-0" 7'-0"
24	GARAGE LIVING SPACE	"	24 x 36	CSMT.L			3'-6" 6'-6"
25	GARAGE LIVING SPACE	"	24 x 36	CSMT.L			3'-6" 6'-6"
26	GARAGE LIVING SPACE	"	24 x 36	CSMT.L			3'-6" 6'-6"
27	ENSUITE SKYLIGHT	"	24 x 36	PIC		SKYLIGHT - SEE LOFT PLAN	- -
28	ENSUITE SKYLIGHT	"	24 x 36	PIC		SKYLIGHT - SEE LOFT PLAN	- -

D O O R S (AS VIEWED FROM OUTSIDE)							
#	LOCATION	JAMB	NOM SIZE (WxH)	CONFIG-OPERATION	ROUGH OPENING	NOTES	HEAD HT
A	ENTRY	6-11/16	71 1/8 x 95 1/2	LEFT INSWING			7'-0"
B	GARAGE	"	144 x 84	OVERHEAD			7'-0"

BEDROOM WINDOW MIN. UNOBSTRUCTED OPENING 3.75 SQ. FT WITH MINIMUM DIMENSION OF 15". WINDOW HARDWARE MUST NOT OBSTRUCT WINDOW OPENING

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FRONT ELEVATION

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